

04076/2025

D-3883/2025



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AU 200645

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 29/04/2025  
 Q-2001169252/2025

Certified that the document is genuine &  
 registered. The signature should be  
 in accordance with attached with the  
 document for the part of this document

*Handwritten signature*



CONVEYANCE

1. Date: 29.04.15
2. Place: Kolkata
3. Parties

2282

04 FEB 2025

No.....Rs. /- Date.....

Name:- E. C. LAHIRI  
Advocate

Address:- Alipore Judge's Court, Kol-27  
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS  
STAMP VENDOR

Alipore Police Court, Kol-27

Sendr. ....



Amrita Ghosh  
C/o- Bislob Ghosh  
viii- Beliachandi  
P.O- Kochason  
P.S- Joybageri  
Dist- 24 Parganas  
743391



- 3.1 **MARUFA KHATUN (PAN: LYMPK5570J and Aadhaar No. 2247-8052-2826)**, wife of Late Md. Nasiruddin Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), PIN-700135, District South 24 Parganas;
- 3.2 **MD. MORTAJA MOLLA (PAN HLEPM1940K and Aadhaar No. 7947-3209-0416)**, son of Late Md. Nasiruddin Molla Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), PIN-700135, District South 24 Parganas;

(collectively **Vendors**, include successors-in-interest)

**And**

- 3.3 **SAKSHI KYAL (PAN APKPK3417Q and Aadhaar No. 3007 7888 5993)**, wife of Rahul Kyal, by faith Hindu, by occupation Business, by nationality Indian, residing at 30C, South End Park, P.S.-Rabindra Satabas (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in interest)

The Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** land classified as sub (agricultural) measuring 0.7936 (zero point seven nine three six) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 416, L.R. Khatian No. 1718, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabampur Gram Panchayat (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

#### **5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Maniruddin Molla & Anr.:** At all material time (1) Maniruddin Molla and (2) Chaituddin Molla were the joint and absolute owners in respect of land measuring 66 (sixty six) decimal,



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more or less, being the entirety of C.S./R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under C.S. Khatian No. 245, at Mouza Jirangachia, J.L. No. 25, Police Station Kashipur (formerly Bhargari), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhargari, District South 24 Parganas (**Mother Property**) each having 8 (eight) anna share therein, free from all encumbrances.

**5.1.2 Demise of Maniruddin Molla:** Said Maniruddin Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his second wife, Pachi Bibi, 3 (three) sons from his first marriage, namely, (1) Khosdel Molla, (2) Khosai Molla and (3) Khosabai Molla; 3 (three) daughters from his first marriage, namely, (1) Himela Bibi, (2) Sona Bibi and (3) Khosai Bibi and 1 (one) son from his second marriage, namely, Beshal Molla (collectively **Legal Heirs Of Maniruddin Molla**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Maniruddin Molla in the Mother Property, free from all encumbrances.

**5.1.3 Settlement of Mother Property:** In the above mentioned circumstances said Legal Heirs Of Maniruddin Molla have become the joint and absolute owners in respect of said 8 (eight) anna share of Late Maniruddin Molla and mutated their name in the records of the Reversional Settlement Records under R.S. Khatian No. 416. However, as per the 'mutabiyat' column of said R.S. Khatian No. 416 the entirety of the Mother Property has been settled in favour of the Legal Heirs Of Maniruddin Molla, free from all encumbrances.

**5.1.4 Absolute Ownership of Mother Property:** In the above mentioned circumstances said Legal Heirs Of Maniruddin Molla became the joint and absolute owners in respect of the Mother Property, free from all encumbrances. The ownership of the Mother Property is given in the chart below:

Owner	R.S. Dag	Total Area of Dag (in dec)	Share	Ownership (in dec.)
Pachi Bibi (Second Wife)	98	66	12.5%	8.25
Khosdel Molla (Son of First Wife)	98	66	15.91%	10.5
Khosai Molla (Son of First Wife)	98	66	15.91%	10.5
Khosabai Molla (Son of First Wife)	98	66	15.91%	10.5
Beshal Molla (Son of Second Wife)	98	66	15.91%	10.5
Himela Bibi (Daughter of First Wife)	98	66	7.95%	5.25
Sona Bibi (Daughter of First Wife)	98	66	7.95%	5.25
Khosai Bibi (Daughter of First Wife)	98	66	7.95%	5.25
<b>Total:</b>			<b>100%</b>	<b>66</b>

**5.1.5 Ownership of Khosdel Molla:** In the above mentioned circumstances said Khosdel Molla became the sole and absolute owner in respect of land measuring 10.5 (ten point five) decimal,



District Court, Eastern District of Texas  
San Antonio, Texas  
Population 1400  
ALAMO, SOUTH 24th AVENUE

28 APR 1975

more or less, out of the Mother Property (**Larger Property**), free from all encumbrances.

- 5.1.6 **Sale to Iyad Ali Molla & Anr.:** By a Deed of Sale dated 24<sup>th</sup> March, 1969, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 32, at Pages 124 to 126, being Deed No. 3146 for the year 1969, said Khosdel Molla sold, conveyed and transferred the Larger Property unto and in favour of (1) Iyad Ali Molla and (2) Abbachuddin Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 3146/1969, said (1) Iyad Ali Molla and (2) Abbachuddin Molla sold land measuring 16.5 (sixteen point five) decimal, in said R.S. Dag No. 98. However, said (1) Iyad Ali Molla and (2) Abbachuddin Molla was entitled to the Larger Property and therefore, the actual sale took effect vide the said Deed No. 3146/1969 was in respect of the Larger Property.
- 5.1.7 **Sale to Joynal Molla:** By a Deed of Sale dated 18<sup>th</sup> February, 1970, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 13, at Pages 234 to 236, being Deed No. 961 for the year 1970, said (1) Iyad Ali Molla and (2) Abbachuddin Molla sold, conveyed and transferred the Larger Property unto and in favour of Joynal Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 961/1970, said Khosdel Molla sold land measuring 16.5 (sixteen point five) decimal, in said R.S. Dag No. 98. However, said Iyad Ali Molla and Abbachuddin Molla were collectively entitled to the Larger Property and therefore, the actual sale took effect vide the said Deed No. 961/1970 was in respect of the Larger Property.
- 5.1.8 **Demise of Joynal Ali Molla:** Said Joynal Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his wife, Fajila Bibi alias Fajila Molya, 4 (four) sons, namely, (1) Alauddin Molla, (2) Golam Mahiuddin alias Golam Mahiuddin Molla, (3) Md. Nasiruddin Molla and (4) Jakir Molya and 3 (three) daughters, namely, (1) Khadija Mallick alias Khadija Bibi, (2) Fatema Bibi and (3) Hamida Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of late Joynal Ali Molla in Larger Property, free from all encumbrances.
- 5.1.9 **Mutation:** In the above mentioned circumstances said Md. Nasiruddin Molla became the sole and absolute owner of land measuring 1.6705 (one point six seven zero five) decimal, more or less, out of the Larger Property (**Property Of Nasiruddin Molla**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar II, under L.R. Khatian No. 1718, free from all encumbrances.
- 5.1.10 **Demise of Md. Nasiruddin Molla:** Said Md. Nasiruddin Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate on 6<sup>th</sup> April, 2020, leaving behind him surviving his only wife, Marufa Khatun, 1 (one) son, Md. Mortaja Molla and 3 (three) daughters, namely, (1) Nafisa Parveen, (2) Nasiba Parveen and (3)



CHENNAI REGISTRAR OF COMPANIES  
REGISTRATION 1508  
CHENNAI, SOUTH 24 FLOOR  
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Nusrat Purveen, as his only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Md. Nasiruddin Molla in Property Of Nasiruddin Molla, free from all encumbrances.

- 5.1.11 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Marufa Khatun and (2) Md. Mortaja Molla (collectively Vendors herein) became the joint and absolute owners in respect of the Said Property out of the Property Of Nasiruddin Molla vis-a-vis the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assize the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens.



District Sub-Registrar of  
Assam, South 24 Parganas  
Assam, South 24 Parganas  
1008  
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attachments, *lis pendens*, uses, *debtors*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *borgodars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

**5.2.9 No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

**5.2.10 No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## **6. Basic Understanding**

**6.1 Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

## **7. Transfer**

**7.1 Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as sub (agricultural) measuring 0.7936 (zero point seven nine three six) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khata No. 416, L.R. Khata No. 1718, Mouza Jirangcha, J.L. No. 25, Police Station Kanhigar (formerly Bhargar), within the jurisdiction of Bhagabampur Gram Panchayat, Sub-Registration District Bhargar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and use thereof, free from all encumbrances.

**7.2 Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.4,00,000/- (Rupees Four Lakhs only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, affirm and acknowledge.



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ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ  
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

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**8. Terms of Transfer**

**8.1 Salient Terms:** The transfer being effected by this Conveyance is:

**8.1.1 Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

**8.1.2 Absolute:** absolute, irreversible and perpetual.

**8.1.3 Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, usuc, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

**8.1.4 Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

**8.2 Subject to:** The transfer being effected by this Conveyance is subject to:

**8.2.1 Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dsg No. 98, corresponding L.R. Dsg No. 91 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dsg (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature.



Director of the Forensic Science Laboratory  
Registration No. 7 of 1974  
Albany, South 24 Province  
23 APR 2005

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Khas, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and



District Sub-Registrar - IV  
Registration No 7 (2) of  
Bangalore South 24, Bangalore  
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classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors in any manner. The Vendors hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.



Order of Sub-Programmer 20  
No. 2025-04-001 (2025)  
Requirement 1000  
National Scout Office, Seoul

03 APR 2025

**Schedule**  
**(Said Property)**

Land (vacant) classified as *abi* (agricultural) measuring 0.7936 (zero point seven nine three six) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under K.S. Khatian No. 416, L.R. Khatian No. 1718, Mouza Jirangachia, J.L. No. 25, Police Station Kasipur (formerly Bhangan), within the jurisdiction of Bhaganpur Gram Panchayet, Sub-Registration District Bhangan, District South 24 Parganas and the said R.S. Dag No. 98 is buttressed and bounded as follows:

**On the North** : By R.S. Dag No. 97  
**On the East** : By R.S. Dag Nos. 123, 140, 141 & 142  
**On the South** : By R.S. Dag No. 120  
**On the West** : By R.S. Dag Nos. 99 & 119

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or whatsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

**10. Execution and Delivery**

10.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Ananda Choudhury  
vill - Belghandi  
P.O. - Gochan  
P.S. - Jorhagar  
Dist - 24 Parganas

আনন্দ চৌধুরী

743731  
2. Alangir Reza Adv  
28/1 Judges Court Road  
Koi-27

Mb Moztaza Molia

[Vendor]

Drafted by:

Alangir Reza  
NB/1366/03

Admitted:

Alpine Judges Court  
Koi-27

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and memo of Consideration hereinabove to the vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

Ananda Choudhury



District Sub-Registrar-IV  
Magazine VRS 7 (2) of  
Registration 1908  
Muzer, South 24 Parganas

29 APR 2025

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.4,00,000/- (Rupees Four Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52025042800496562 (P)	28.04.25	Indian Overseas Bank	50,000.00
UTR No. IOBAR52025042800496936 (P)	28.04.25	Indian Overseas Bank	3,50,000.00
<b>Total:</b>			<b>4,00,000/-</b>

Witnesses:

1. Ananta Ghosh

2. Alanjir Reza Adv

স্বাক্ষরিত

Mb Mortada Molla

[Vendors]

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and amount of Consideration hereinafter to the vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

Ananta Ghosh



DIVISIONAL OFFICE - SOUTH DIVISION  
P.O. BOX 1000  
DURAN, SOUTH DIVISION  
29 APR 2025





Electronic Data-Registration-PA  
Registration Unit 7 121 00  
Registration 1000  
Mississippi, South 24 Highway

APR 2025



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

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Query No / Year	2001189852/2025	Office where deed will be registered
Query Date	29/04/2025 10:48:30 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnao, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394889, Status : Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market value	
Rs. 4,00,000/-	Rs. 4,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,020/- (Article:23)	Rs. 4,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch. No.	Plot Number	Khatlan Number	Land Use/ROR Proposed	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	RS-98	RS-416	Bastu	Shall	0.7938 Dec	4,00,000/-	4,00,000/-
Grand Total :					.7938Dec	4,00,000 /-	4,00,000 /-

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	MARLIKA KHATUN Wife of NASIRUDDIN MOLLA, JIRANGACHA, City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, Date of Birth:XX-XX-19XX, PAN No. LYxxxxx0J, Aadhar No. : 22xxxxxxx2826, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001189852 of 2025, Printed On: Apr 29 2025 10:48AM, Generated from: eeregistration.gov.in

2	MD MORTAJA MOLLA Son of MD NASIRUDDIN MOLLA, JIRANGACHA, City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, Date of Birth:XX-XX-2005, PAN No. HJxxxxxx0K, Aadhaar No.: 79xxxxxxxx0416, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SAKSHI KYAL Wife of RAHUL KYAL, 30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, Date of Birth:XX-XX-1XX5, PAN No. APxxxxxx7I2, Aadhaar No.: 32xxxxxxxx5993, Status: Individual, Not Executed	Individual	Not Executed

**Identifiar Details :**

Name & address
AMRITA GHOSH Son of B: PLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joy Nagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of MARUFA KHATUN, MD MORTAJA MOLLA

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	MARUFA KHATUN	SAKSHI KYAL-0.7936 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-05-2025) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 29-05-2025)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.



Query No: 2021168952 of 2025, Printed On: Apr 29 2025 10:48:04, Generated From: registration.gov.in



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



XXXXXXXXXXXXXXXXXXXX

GRN Details

GRN:	192025260040314178	Payment Mode:	SBIFipry
GRN Date:	29/04/2025 12:31:26	Bank/Gateway:	SBIFipry Payment Gateway
BRN :	4971329716123	BRN Date:	29/04/2025 12:31:49
Gateway Ref ID:	20250429668216	Method:	Indian Overseas Bank - Retail And Corporate NH
GRIPS Payment ID:	290420252004031416	Payment Init. Date:	29/04/2025 12:31:26
Payment Status:	Successful	Payment Ref. No:	2001169852/1/2025 (Query No*Query Year)

Depositor Details

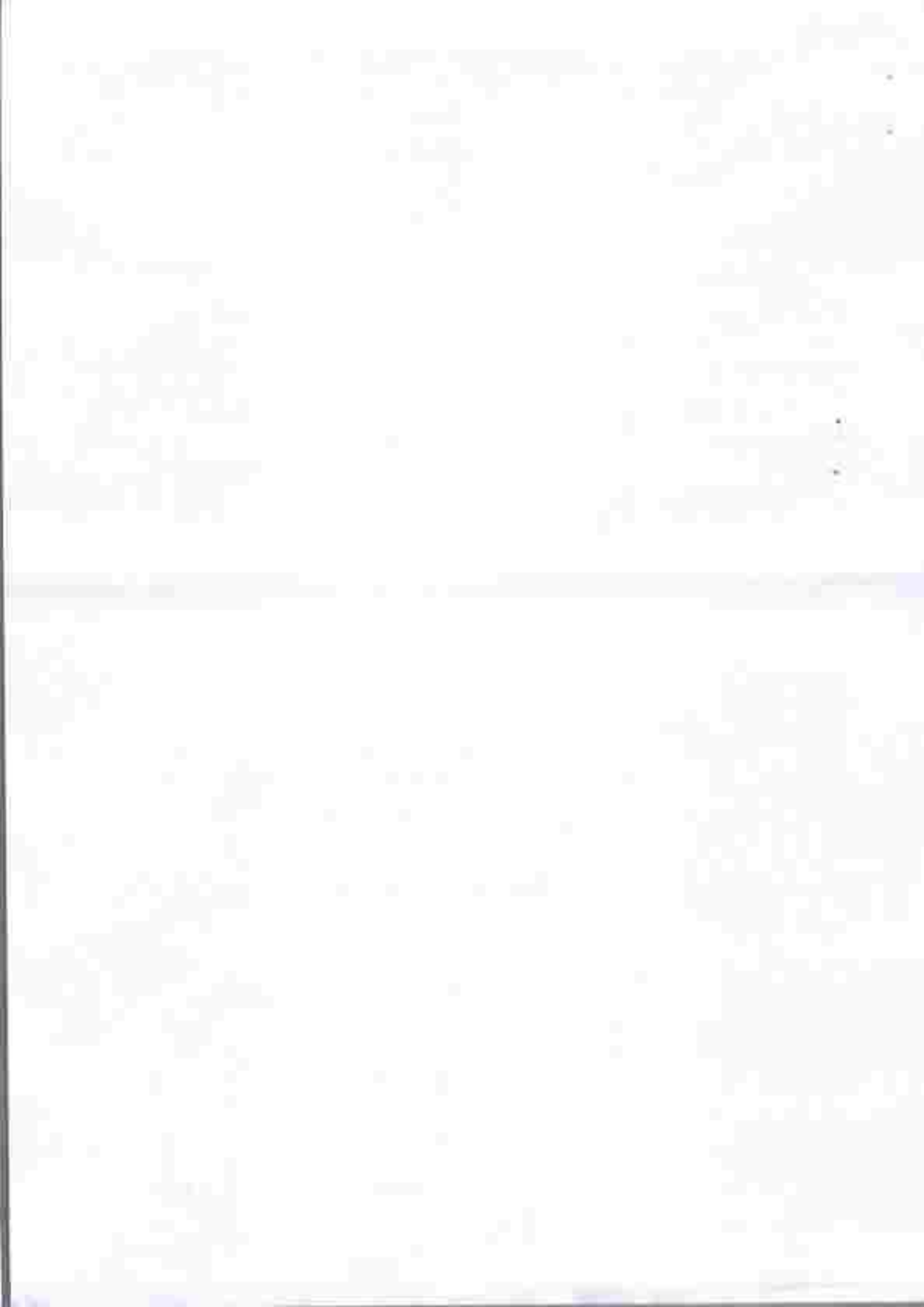
Depositor's Name:	Mrs SAKSHI KYAL
Address:	30C, SOUTHEND PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	29/04/2025
Period To (dd/mm/yyyy):	29/04/2025
Payment Ref ID:	2001169852/1/2025
Dept Ref ID/DRN:	2001169852/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001169852/1/2025	Property Registration- Stamp duty	0010-02-103-003-02	19920
2	2001169852/1/2025	Property Registration- Registration Fee	0010-05-104-001-16	4014

**Total** 23934

IN WORDS: TWENTY THREE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



### Major Information of the Deed

Deed No :	I-1604-03883/2025	Date of Registration	20/04/2025
Query No / Year	1604-2001169852/2025	Office where deed is registered	
Query Date	29/04/2025 10:48:30 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gpkarnee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 4,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article 23)	Rs. 4,046/- (Article A(1), E)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S.- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	HS-08	RS-416	Bashu Shall	0.7936 Dec	4,00,000/-	4,00,000/-	
<b>Grand Total :</b>				<b>.7936Dec</b>	<b>4,00,000 /-</b>	<b>4,00,000 /-</b>	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>MARUFA KHATUN</b> (Presentant) Wife of NASTRUDDIN HOLA Executed by: Self, Date of Execution: 29/04/2025 Admitted by: Self, Date of Admission: 29/04/2025, Place : Office		 Captured	
	JIRANGACHA, City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-19XX, PAN No.: LYxxxxxx0J, Aadhaar No: 22xxxxxxxx2826, Status :Individual, Executed by: Self, Date of Execution: 29/04/2025			



2	Name	Photo	Finger Print	Signature
	<b>MD MORTAJA MOLLA</b> Son of MD NASIRUDDIN MOLLA Executed by: Self, Date of Execution: 29/04/2025 , Admitted by: Self, Date of Admission: 29/04/2025 ,Place : Office		 CAPTURED	
		29/04/2025	L1 29/04/2025	29/04/2025
JIRANGACHA, City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: HLxxxxxx0K, Aadhaar No: 79xxxxxxxx0416, Status :Individual, Executed by: Self, Date of Execution: 29/04/2025 , Admitted by: Self, Date of Admission: 29/04/2025 ,Place : Office				

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAKSHI KYAL</b> Wife of RAHUL KYAL 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Jaynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743291		 CAPTURED	
	29/04/2025	29/04/2025	29/04/2025
Identifier Of MARUFA KHATUN, MD MORTAJA MOLLA			

#### Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	MARUFA KHATUN	SAKSHI KYAL-0.7938 Dec



**Endorsement For Deed Number : I - 160403883 / 2025**

**On 29-04-2025**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 23 of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:29 hrs on 29-04-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by MARUFA KHATUN, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,00,000/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 29/04/2025 by 1. MARUFA KHATUN, Wife of NASIRUDDIN MOLLA, JIRANGACHA, P.O: HATISALA, Thana: Keshipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. MD MORTAJA MOLLA, Son of MD NASIRUDDIN MOLLA, JIRANGACHA, P.O: HATISALA, Thana: Keshipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others. Indefined by AMRITA GHOSH, Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743331, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,016.00/- ( A(1) = Rs 4,000.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 4,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2025 12:31PM with Govt. Ref. No: 192025260040314178 on 29-04-2025, Amount Rs: 4,014/-, Bank: SBI EPay ( SBIPay), Ref. No. 4971329716123 on 29-04-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,920/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 2282, Amount: Rs.100.00/-, Date of Purchase: 04/02/2025, Vendor name: Sutrhanakar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2025 12:31PM with Govt. Ref. No: 192025260040314178 on 29-04-2025, Amount Rs: 19,920/-, Bank: SBI EPay ( SBIPay), Ref. No. 4971329716123 on 29-04-2025, Head of Account 0030-02-103-003-02



**Anugam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 99366 to 99384

being No 160403883 for the year 2025.



Digitally signed by Anupam Haider  
Date: 2025.04.29 17:29:42 +05:30  
Reason: Digital Signing of Deed.

(Anupam Haider) 29/04/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

*CPRE/2022*

*I-4185/20*



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 605690

*22/04/2022*  
*2001102874/2022*  
*3-15 PM.*



CONVEYANCE

1. Date: 22.04.2022
2. Place: Kolkata
3. Parties

*Carl*  
 District Sub-Registrar-IV  
 Alipore, South 24-Pgs.

*22-4/22*  
*25/4/22*

*vc*  
*1093*  
*3-15 PM*  
*22/4/22*

- 20251

26 OCT 2021

Value.....Rs. **100/-** Date.....  
Payer..... **ALAMGIR REZA**  
Address..... **ADVOCATE**  
**ALIPORE JUDGES COURT**  
**KOL-27**  
Signature..... **WB11388/2000**

**Alipur Collectorate, 24 Pgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipur Police Court, Kul-27**

*Ananta Ghosh*



*2733*

**ROYAL DEVELOPERS PRIVATE LIMITED**  
**Ananta Ghosh**  
**Director / Authorized Signatory**



*2734*

*Misunderstanding*



*2735*



L.T.I of Kanan Bala Ghosh  
By the Part of Alamgir Reza Adv

Identified by me  
Alamgir Reza Adv  
S/o, Alamgir Reza  
28/1 Judges court Bar  
P.O. M.S. Asiprac  
Kul-27

District Sub-Registry  
Registrar LMS 7 (2) of  
Registration 1808  
Alipore, South 24 Parganas

- 3.1 **KANANBALA GHOSH (PAN CDGPG0072B and Aadhaar No. 3064 3655 4330)**, wife of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;
- 3.2 **KALPANA GHOSH (PAN BEHPG6572H and Aadhaar No. 883639650767)**, daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Hatisala, Post Office Hatisala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;
- 3.3 **ALPANA GHOSH (PAN CBRPG9046E and Aadhaar No. 2274 5254 5506)**, wife of Tapash Ghosh and daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Krishnapur, Ghosh Para, Milan Bazar, Post Office Krishnapur, Kolkata-700102, Police Station Rajarhat, District North 24 Parganas;
- 3.4 **SHANTANA GHOSH (PAN CDIPG7941K and Aadhaar No. 209892889131)**, wife of Kishore Ghosh and daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Muldia, Gobindabati (M), Chaitanyapur, Post Office Mandirbazar, PIN-743395, Police Station Mandirbasar, District South 24 Parganas;
- 3.5 **MINATI ADHIKARY nee GHOSH alias MINATI GHOSHADHIKARY (PAN BPBPG5831G and Aadhaar No. 3347 7483 6689)**, wife of Samar Adhikary and daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;  
(collectively **Vendors**, include successors-in-interest)

**And**

- 3.6 **KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E)**, having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4<sup>th</sup> Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F & Aadhaar No. 274444982164)**, son of Biplob Ghosh, residing at Beliachandi Gocharan, Post Office Beliachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391 (**Purchaser**, includes successors-in-interest)

**And**

- 3.7 **NIJAM UDDIN MOLLA (PAN CQZPM5223Q and Aadhaar No. 401623755842)**, son of Abdul Jallil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kahildanga, Post Office Bamunia, PIN-743502, Police Station Bamunia, District South 24 Parganas (**Confirming Party**, includes successors-in-interest)



2736

Kalpana Ghosh.



2737

L.T.I. of Alpna Ghosh  
By the Pen of Alamgir Reza Adv.



2738

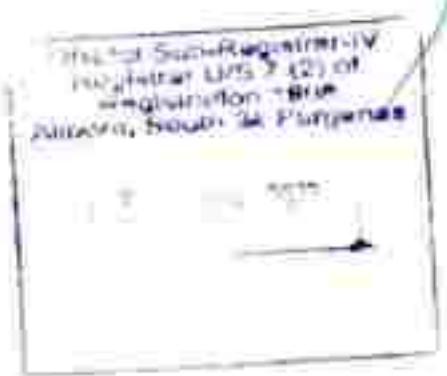
সম্পত্তি (১০০)



2799

Minati Ghosh Adhikary.

Alamgir Reza Adv.



The Vendors, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *sahi* (agricultural) measuring 3.1173 (three point one one seven three) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below and the said R.S. Dag No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (2) land classified as *danga*(highland) measuring 4.7531 (four point seven five three one) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below and the said R.S. Dag No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And** (3) land classified as *danga*(highland) measuring 0.3704 (zero point three seven zero four) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below and the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon **And** (4) land classified as *danga*(highland) measuring 2.9012 (two point nine zero one two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below and the said R.S. Dag No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon **And** (5) land classified as *danga*(highland) measuring 1.2346 (one point two three four six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below and the said R.S. Dag No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon **And** (6) land classified as *danga*(highland) measuring 4.0432 (four point zero four three two) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within



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the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below and the said R.S. *Dag* No. 118 is delineated on **Plan-**Annexed hereto and bordered in colour **Red** thereon **And (7)** land classified as *danga* (highland) measuring 3.4568 (three point four five six eight) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. *Dag* No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below and the said R.S. *Dag* No. 92 is delineated on **Plan-**Annexed hereto and bordered in colour **Red** thereon **And (8)** land classified as *sali* (agricultural) measuring 1.2963 (one point two nine six three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. *Dag* No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property**) and more fully described in **Part-VIII** of the **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-**Annexed hereto and bordered in colour **Red** thereon **And (9)** land classified as *sali* (agricultural) measuring 0.3395 (zero point three three three nine five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. *Dag* No. 117, recorded under R.S. Khatian No. 108, R.S. Khanda Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Ninth Property**) and more fully described in **Part-IX** of the **First Schedule** below and the said R.S. *Dag* No. 117 is delineated on **Plan-**Annexed hereto and bordered in colour **Red** thereon, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property and Ninth Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

## 5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors and Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of (1) land measuring 101 (one hundred and one) decimal, being the entirety of R.S. *Dag* No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Uttam**), (2) land measuring 154 (one hundred and fifty four) decimal, being the entirety of R.S. *Dag* No. 102, recorded under R.S.



Sub-Registrar-IV  
District of West Bengal  
No. 1000  
10/11/2011

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Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Uttam**), (3) land measuring 12 (twelve) decimal, being the entirety of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Uttam**), (4) land measuring 94 (ninety four) decimal, being the entirety of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Uttam**), (5) land measuring 40 (forty) decimal, being the entirety of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Uttam**), (6) land measuring 131 (one hundred and thirty one) decimal, being the entirety of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property Of Uttam**), (7) land measuring 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property Of Uttam**), (8) land measuring 42 (forty two) decimal, being the entirety of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property Of Uttam**) and (9) land measuring 11 (eleven) decimal, being the entirety of R.S. Dag No. 117, recorded under R.S. Khatian No. 108, R.S. Khande Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Ninth Property Of Uttam**), the First Property Of Uttam, Second Property Of Uttam, Third Property Of Uttam, Fourth Property Of Uttam, Fifth Property Of Uttam, Sixth Property Of Uttam, Seventh Property Of Uttam, Eighth Property Of Uttam and Ninth Property Of Uttam (collectively **Mother Property**).

- 5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khatish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.



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Bangalore  
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- 5.1.3 **Demise of Sashibala Dasi:**Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Bipin Bihari Ghosh:** In the above mentioned circumstances said Bipin Bihari Ghosh became the sole and absolute owner in respect of (1)land measuring 11.2222 (eleven point two two two two) decimal, more or less, out of the First Property Of Uttam (**First Larger Property**), (2)land measuring 17.1111 (seventeen point one one one one) decimal, more or less, out of the Second Property Of Uttam (**Second Larger Property**), (3) land measuring 1.3333 (one point three three three three) decimal, more or less, out of the Third Property Of Uttam (**Third Larger Property**), (4) land measuring 10.4444 (ten point four four four four) decimal, more or less, out of the Fourth Property Of Uttam (**Fourth Larger Property**), (5) land measuring 4.4444 (four point four four four four) decimal, more or less, out of the Fifth Property Of Uttam (**Fifth Larger Property**), (6) land measuring 14.5556 (fourteen point five five five six) decimal, more or less, out of the Sixth Property Of Uttam (**Sixth Larger Property**), (7) land measuring 12.4444 (twelve point four four four four) decimal, more or less, out of the Seventh Property Of Uttam (**Seventh Larger Property**), (8) land measuring 4.6667 (four point six six six seven) decimal, more or less, out of the Eighth Property Of Uttam (**Eighth Larger Property**) and (9) land measuring 1.2222 (one point two two two two) decimal, more or less, out of the Ninth Property Of Uttam (**Ninth Larger Property**), the First Larger Property, Second Larger Property, Third Larger Property, Fourth Larger Property, Fifth Larger Property, Sixth Larger Property, Seventh Larger Property, Eighth Larger Property and Ninth Larger Property (collectively **Larger Property**), free from all encumbrances.
- 5.1.5 **Demise of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Ehadreshwar Ghosh and (2) Siddheshwar Ghosh and 1 (one) daughter, Niharbala Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Bipin Bihari Ghosh in the Larger Property, free from all encumbrances.
- 5.1.6 **Demise of Siddheshwar Ghosh:**Said Siddheshwar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Kanan Bala Ghosh, 1 (one) son, Sadhan Ghosh and 4 (four) daughters, namely, (1) Kalpana Ghosh, (2) Alpana Ghosh, (3) Shantana Ghosh and (4) Minati Adhikary nee Ghosh, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Siddheshwar Ghosh in the Larger Property, free from all encumbrances.



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- 5.1.7 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Kanan Bala Ghosh, Kalpana Ghosh, Alpana Ghosh, Shantana Ghosh and Minati Adhikary nee Ghosh (collectively Vendors herein) have become the joint and absolute owners in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property and Ninth Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.8 **Agreement with Confirming Party:** Nizam Uddin Molla (the Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendors have received the advance/earnest money as agreed between them.
- 5.1.9 **Nomination:** Thereafter, the Purchaser herein approached the Vendors and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Party herein.
- 5.1.10 **Completion of Sale:** In furtherance of the above, the Vendors and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors and Confirming Party jointly and severally represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors/Confirming Party:** The Vendors and/or Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.



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Reg. No. 27123 of  
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- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *in penders*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.



District Sub-Registrar  
Registrar of the State  
Karnataka, Bangalore  
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## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 3.1173 (three point one one seven three) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below and the said R.S. Dag No. 100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (2) the Second Property, i.e., land classified as *danga* (highland) measuring 4.7531 (four point seven five three one) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below and the said R.S. Dag No. 102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And** (3) the Third Property, i.e., land classified as *danga* (highland) measuring 0.3704 (zero point three seven zero four) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below and the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon **And** (4) the Fourth Property, i.e., land classified as *danga* (highland) measuring 2.9012 (two point nine zero one two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** below and the said R.S. Dag No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon **And** (5) the Fifth Property, i.e., land classified as *danga* (highland) measuring 1.2346 (one point two three four six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** below and the said R.S. Dag No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon **And** (6) the Sixth Property, i.e., land classified as *danga* (highland) measuring 4.0432 (four point zero four three two) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully



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described in **Part-VI** of the **First Schedule** below and the said R.S. Dag No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And (7)** the Seventh Property, i.e., land classified as *dango* (highland) measuring 3.4568 (three point four five six eight) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** below and the said R.S. Dag No. 92 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon **And (8)** the Eighth Property, i.e., land classified as *sufi* (agricultural) measuring 1.2963 (one point two nine six three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** below and the said R.S. Dag No. 94 is delineated on **Plan-H** annexed hereto and bordered in colour **Red** thereon **And (9)** the Ninth Property, i.e., land classified as *sufi* (agricultural) measuring 0.3395 (zero point three three nine five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, recorded under R.S. Khatian No. 108, R.S. Khanda Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** below and the said R.S. Dag No. 117 is delineated on **Plan-I** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Party hereby confirms such sale.

- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.49,00,000/- (Rupees Forty Nine Lakh only) (**Total Consideration**) out of which the Purchaser has paid Rs.39,00,000/- (Rupees Thirty Nine Lakh only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.10,00,000/- (Rupees Ten Lakh only) to the Confirming Party towards reimbursement of earnest money and nomination profit, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## **B. Terms of Transfer**

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.



District Superintendent  
Registrar U.S. 7 (2) of  
Registration 1978  
Albany, New York

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- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wald, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargainers and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors and Confirming Party have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors and Confirming Party:** express indemnification by the Vendors and the Confirming Party about the correctness of the Vendors' title, Vendors' authority to sell, Confirming Party's right to nominate and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and/or the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under the Vendors and/or the Confirming Party in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors and/or the Confirming Party shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Nhas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



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- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors and the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under



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Alibaha, South 24 Parganas

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them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors and the Confirming Party further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors and/or the Confirming Party in any manner. The Vendors and the Confirming Party hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**First Schedule**  
**Part I**  
**(First Property)**

Land vacant classified as *sul* (agricultural) measuring 3.1173 (three point one one seven three) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagebanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

**On the North** : By R.S. Dag Nos. 93, 94 & 96  
**On the East** : By R.S. Dag Nos. 96 & 99  
**On the South** : By R.S. Dag Nos. 101 & 118  
**On the West** : By R.S. Dag Nos. 92, 101 & 102

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Property and appurtenances and inheritances for access and user thereof.



Sub-Registration IV  
Municipal LMS #21 of  
Registration 1888  
Adrian, South 36 Morgan

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**Part II**  
**(Second Property)**

Land vacant classified as *danga* (highland) measuring 4.7531 (four point seven five three one) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon and the said dag butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 92
- On the East** : By R.S. Dag Nos. 100 & 101
- On the South** : By R.S. Dag Nos. 103 & 105
- On the West** : By Mouza Hatisala

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Property and appurtenances and inheritances for access and user thereof.

**Part III**  
**(Third Property)**

Land vacant classified as *danga* (highland) measuring 0.3704 (zero point three seven zero four) decimal, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 110
- On the East** : By R.S. Dag No. 112
- On the South** : By R.S. Dag No. 497
- On the West** : By Mouza Hatisala

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Property and appurtenances and inheritances for access and user thereof.



District Sub-Registration  
Regulation U.S. (2) of  
Registration 1900  
Alpoin, South 24 Pangeas

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**Part IV**  
**(Fourth Property)**

Land vacant classified as *danga* (highland) measuring 2.9012 (two point nine zero one two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 109 & 114
- On the East** : By R.S. Dag No. 113
- On the South** : By R.S. Dag No. 497
- On the West** : By R.S. Dag No. 111

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fourth Property and appurtenances and inheritances for access and user thereof.

**Part V**  
**(Fifth Property)**

Land vacant classified as *danga* (highland) measuring 1.2346 (one point two three four six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 114
- On the East** : By R.S. Dag No. 118
- On the South** : By R.S. Dag No. 497
- On the West** : By R.S. Dag No. 112

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fifth Property and appurtenances and inheritances for access and user thereof.



District Office of the Dept. of Social Services  
Registration Unit  
Allamore, South Dakota

22

**Part VI**  
**(Sixth Property)**

Land vacant classified as *danga* (highland) measuring 4.0432 (four point zero four three two) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 100  
**On the East** : By R.S. Dag Nos. 99, 119 & 121  
**On the South** : By R.S. Dag No. 497  
**On the West** : By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Sixth Property and appurtenances and inheritances for access and user thereof.

**Part VII**  
**(Seventh Property)**

Land vacant classified as *danga* (highland) measuring 3.4568 (three point four five six eight) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 92 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 91  
**On the East** : By R.S. Dag Nos. 94, 93 & 100  
**On the South** : By R.S. Dag No. 102  
**On the West** : By Mouza Hatinala

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Seventh Property and appurtenances and inheritances for access and user thereof.



District Sub-Registrar IV  
Registrar (S) (2) of  
Registration 1808  
Alipore, South 24 Parganas

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**Part VIII**  
**(Eighth Property)**

Land vacant classified as *soli* (agricultural) measuring 1.2963 (one point two nine six three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 94 is delineated on **Plan-H** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 67
- On the East** : By R.S. Dag No. 95
- On the South** : By R.S. Dag Nos. 96, 100 & 93
- On the West** : By R.S. Dag No. 92 & 93

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Eighth Property and appurtenances and inheritances for access and user thereof.

**Part IX**  
**(Ninth Property)**

Land classified as *soli* (agricultural) measuring 0.3395 (zero point three three nine five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, recorded under R.S. Khatian No. 108, R.S. Khanda Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 117 is delineated on **Plan-I** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. Dag No. 101
- On the East** : By R.S. Dag No. 118
- On the South** : By R.S. Dag No. 116
- On the West** : By R.S. Dag No. 104

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Ninth Property and appurtenances and inheritances for access and user thereof.



District Sub-Registry  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

22

**Second Schedule**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

Land classified as *sali* (agricultural) measuring 3.1173 (three point one seven three) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land classified as *danga* (highland) measuring 4.7531 (four point seven five three one) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land classified as *danga* (highland) measuring 0.3704 (zero point three seven zero four) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land classified as *danga* (highland) measuring 2.9012 (two point nine zero one two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** above

Land classified as *danga* (highland) measuring 1.2346 (one point two three four six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

Land classified as *danga* (highland) measuring 4.0432 (four point zero four three two) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 116, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** above



District Sub-Registrar  
Registrar U/S 7  
Registration 1800  
Algora, South of Patanjali

22

Land classified as *danga* (highland) measuring 3.4568 (three point four five six eight) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** above

Land classified as *soil* (agricultural) measuring 1.2963 (one point two nine six three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** above

Land classified as *soil* (agricultural) measuring 0.3395 (zero point three three nine five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, recorded under R.S. Khatian No. 108, R.S. Khanda Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** above

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)	Classification
Jirangacha	100	629	101	3.1173	Shali
Jirangacha	102	629	154	4.7531	Danga
Jirangacha	111	629	12	0.3704	Danga
Jirangacha	112	629	94	2.9012	Danga
Jirangacha	113	629	40	1.2346	Danga
Jirangacha	118	629	131	4.0432	Danga
Jirangacha	92	181	150	3.4568	Danga
Jirangacha	94	181	42	1.2963	Shali
Jirangacha	117	108 Khanda 187	11	0.3395	Shali
			<b>Total:</b>	<b>21.5124</b>	



District Sub-Registry of  
Registrar of Companies  
Alibora, South 24 Parganas

22 1906

10. Execution and Delivery

10.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. MANOSIT GHOSH  
S/O NEBAI GHOSH  
HATISAIA  
K.L.C

2. Md. Jaman Ali  
S/O Hakim Malla.  
Village. Bhangan.  
P.S. Karhipara



L.T.I of Kanan Bose Ghosh  
By the Pen of Alang. Roy  
Adv



L.T.I of Alpana Ghosh  
By the Pen of Alang. Roy  
Adv

Kalpana Ghosh.

জগদীশ চন্দ্র  
Minati Ghosh Adhikary.

[Vendor]

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

MANOSIT GHOSH

KVIL DEVELOPERS PRIVATE LIMITED

Ananta Chakraborty

Officer / Authorized Signatory

[Purchaser]

Drafted by:

Alang. Roy NB/1366/03

Advocate

Alipore Judges Court  
"Kal-27"

নিশুনা চন্দ্র

[Confirming Party]



District Sub-Registry  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

22.10.11

### Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 39,00,000/- (Rupees Thirty Nine Lakh only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 930573	09.11.2021	Indian Overseas Bank	1,50,000/-
Cheque No. 930574	09.11.2021	-Do-	1,50,000/-
Cheque No. 930575	09.11.2021	-Do-	1,50,000/-
Cheque No. 930576	09.11.2021	-Do-	1,50,000/-
Cheque No. 930577	09.11.2021	-Do-	1,50,000/-
UTR No. SBINR52022042179510578	21.04.2022	State Bank of India	4,50,000/-
UTR No. SBINR52022042179511528	21.04.2022	-Do-	13,50,000/-
UTR No. SBINR52022042179511998	21.04.2022	-Do-	4,50,000/-
UTR No. SBINR520220421795142368	21.04.2022	-Do-	4,50,000/-
Cheque No. 829288	21.04.2022	-Do-	4,50,000/-
<b>Total:</b>			<b>39,00,000/-</b>

Witnesses:

1. *M. M. Ghosh*

*Kalpana Ghosh*

*Minati Ghosh*

*Minati Ghosh Adhikary*

[Vendors]

2. *Md. Jwan Ali*

L.T.I of *Karan Bala Ghosh*  
By the Pen of *Alangir Roy*

L.T.I of *Alipacikar*  
By the Pen of *Alangir Roy*



District Sub-Registrar  
Alipore, Behar  
Registration Act  
2.2.1908

### Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakh only)** towards full and final payment of reimbursement of earnest money and nomination profit for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 829249	19.07.2021	State Bank of India	5,00,000/-
Cheque No. 829251	29.07.2021	State Bank of India	5,00,000/-
<b>Total:</b>			<b>10,00,000/-</b>

Witnesses:

1. MANOSIT GHOSH

*Nishu Jalin Mehta*

[Confirming Party]












2. Mr. Jisan Abi



District Sub-Registrar IV  
District MS 7 (2) of  
Registration 1900  
Alcorn, South West Province

22 APR 2017

**SPECIMEN FORM FOR TEN FINGER PRINTS**


































	<p>Mirnah Ghosh Adhikari</p>					
		<p>Little      Ring      Middle      Fore      Thumb</p> <p>(Left Hand)</p>				
<p>PHOTO</p>						
		<p>Thumb      Fore      Middle      Ring      Little</p> <p>(Right Hand)</p>				
<p>PHOTO</p>						
		<p>Little      Ring      Middle      Fore      Thumb</p> <p>(Left Hand)</p>				
<p>PHOTO</p>						
		<p>Thumb      Fore      Middle      Ring      Little</p> <p>(Right Hand)</p>				



District Sub-Registrar  
Registrar WS (2) of  
Registration 1888  
Airport, South 2d Bangalore

22 100 777

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Kalpana Ghosh</i> <b>Ghosh.</b>	<i>Kalpana Ghosh</i>						
		<b>Little</b> <b>Ring</b> <b>Middle</b> <b>Fore</b> <b>Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb</b> <b>Fore</b> <b>Middle</b> <b>Ring</b> <b>Little</b>	<b>(Right Hand)</b>				
 <i>Arpana Ghosh</i>	<i>Arpana Ghosh</i>						
		<b>Little</b> <b>Ring</b> <b>Middle</b> <b>Fore</b> <b>Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb</b> <b>Fore</b> <b>Middle</b> <b>Ring</b> <b>Little</b>	<b>(Right Hand)</b>				
 <i>Arpana Ghosh</i>	<i>Arpana Ghosh</i>						
		<b>Little</b> <b>Ring</b> <b>Middle</b> <b>Fore</b> <b>Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb</b> <b>Fore</b> <b>Middle</b> <b>Ring</b> <b>Little</b>	<b>(Right Hand)</b>				

*Arpana Ghosh*  
 10/05/2017  
 By the Police  
 10/11/17  
 Alangal  
 P. Jay. Red

12-1-2024



22

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**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<p>Amrta Chak</p>					
		<b>(Left Hand)</b>				
						
<b>(Right Hand)</b>						
	<p>Nijam Reddy</p>					
		<b>(Left Hand)</b>				
						
<b>(Right Hand)</b>						
	<p>Kavita Bala Chak</p>					
		<b>(Left Hand)</b>				
						
<b>(Right Hand)</b>						

L.T.I of Kavita Bala Chak  
 By the Pen of Atangli  
Rajesh



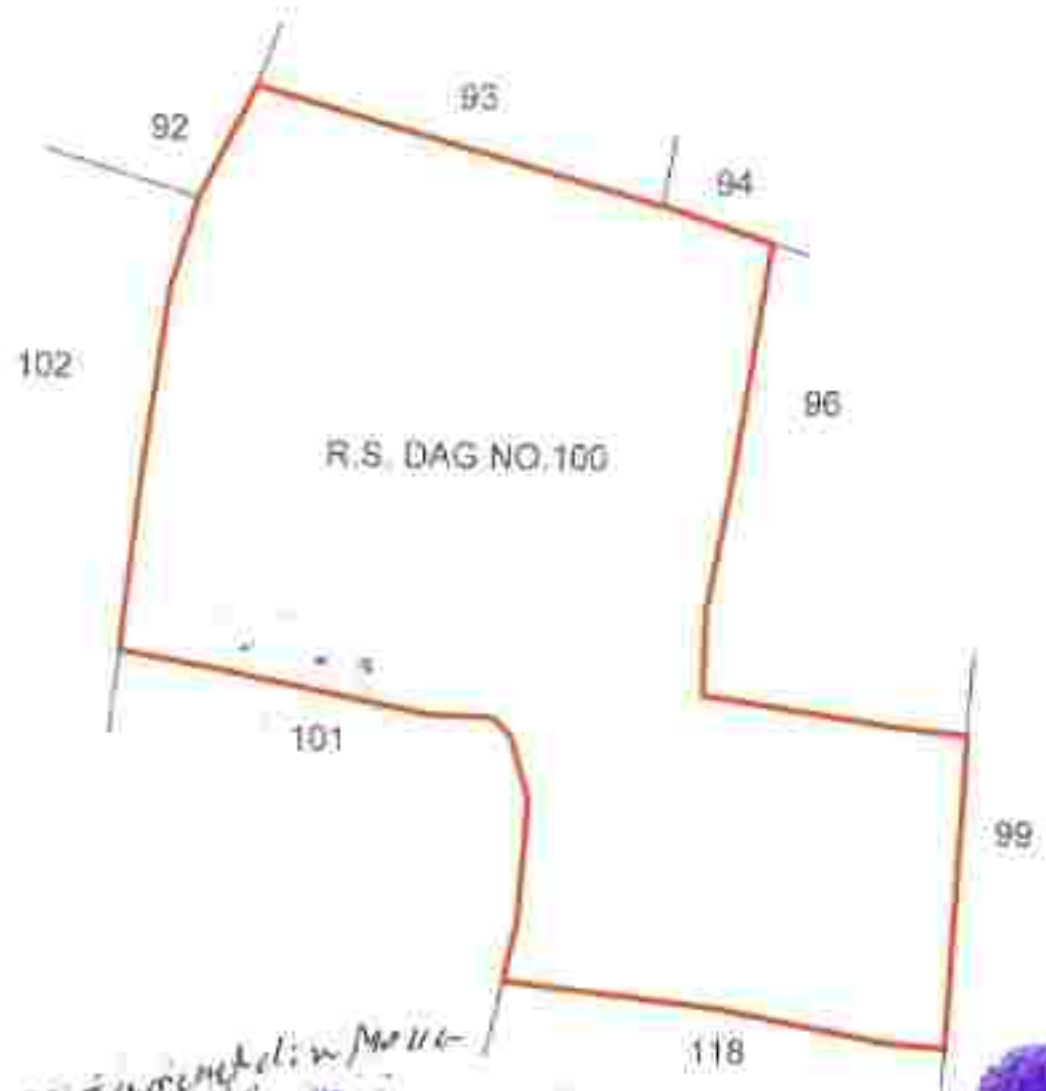


District Sub-committee IV  
Register of U.S. (2) of  
Registration 1908  
Albany, South 24 Pergamon

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SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO-25 UNDER PART OF R.S. DAG NO. - 100, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 3.1173 DEC OUT OF 101 DEC.



*Handwritten note in Bengali script:*  
বিস্তারিত বিবরণ  
১০১

*Handwritten signature:*  
Kalpana Ghosh.  
১০১/১০১/১০১



L.T.I of Komal Bose  
By the Pen of [Signature]



L.T.I of Kalpana Ghosh  
By the Pen of Alangla Ray  
Minati Ghosh Adhikary.

KOMAL DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory

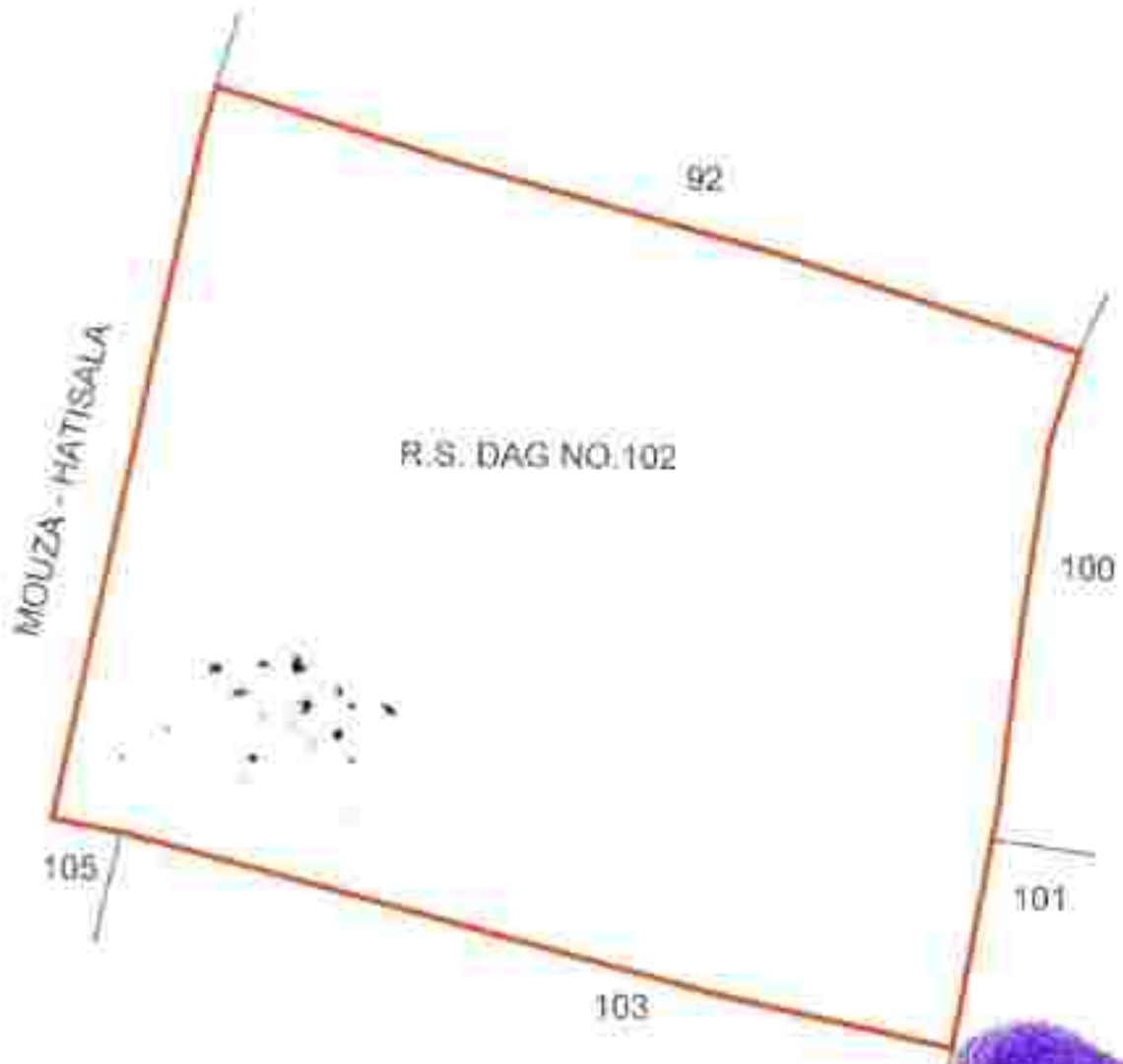


District Sub-Registrar  
Registrar U.S. 7 (2) of  
Registration 1938  
Victoria, South of Argentina

22 APR 77

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO - 102, R.S KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS. UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 4.7531 DEC OUT OF 154 DEC.



निर्माणकर्ता

KRM DEVELOPERS PRIVATE LIMITED  
Anant Ghosh  
Director / Authorized Signatory

Kalpna Ghosh

2017 ११ ०१ (5) ०१

Miniati Ghosh Adhikary.



L.T. of Alpana Ghosh  
By the Pan of Alangir Dasgupta

L.T. of Kason Bala  
By the Pan of Alangir Dasgupta



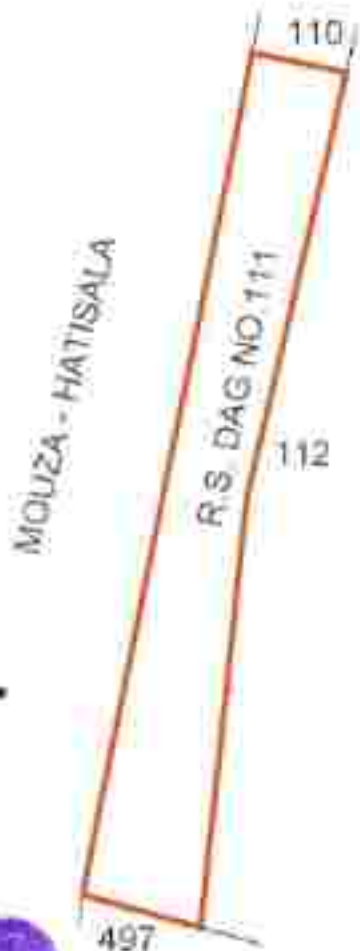
District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration Act  
Kolkata, South 24 Parganas

22 APR 2017

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 111, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS. UNDER BHAGABANPUR GRAM PANCHAYET

N  
↑

AREA = UNDIVIDED 0.3704 DEC. OUT OF 12 DEC.



E.T. of Alyona Wharky  
By the Pen of Alangji Rajguru Adh

Kashu Bela Ghosh  
Pen of Alangji Rajguru

Witnessed in the Presence of

KYAL DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory

Kalpana Ghosh  
2019 01 01 00 00  
Witnessed in the Presence of

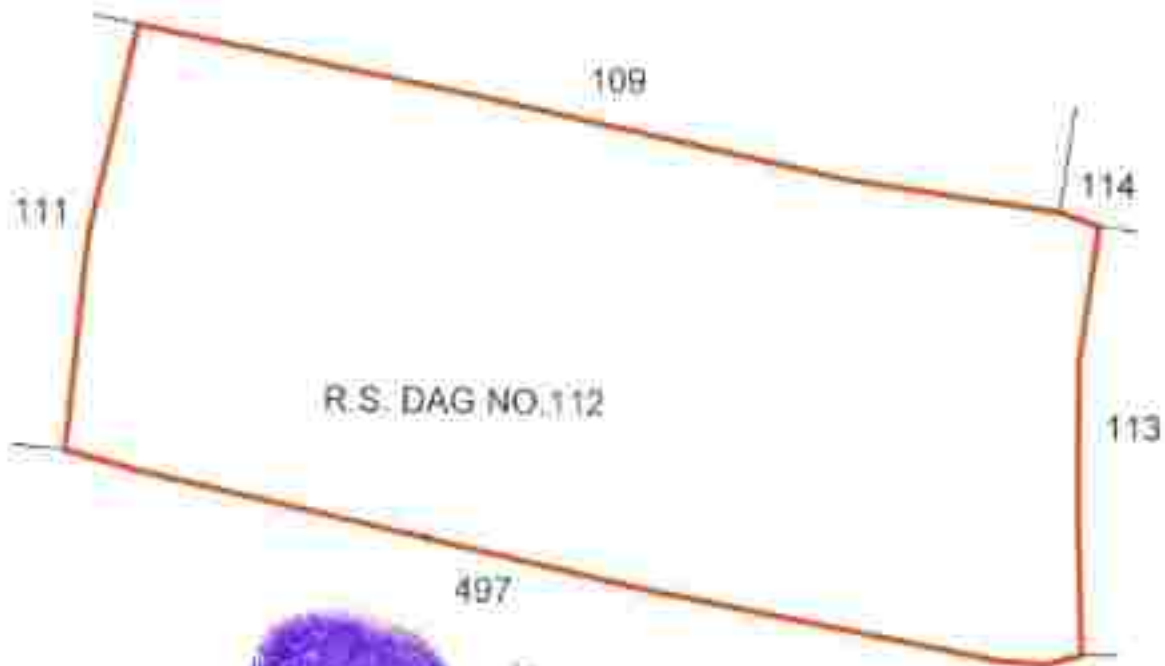


District Sub-Registrar  
Alipore, South 24 Parganas  
22 APR 2016

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO. -25 UNDER PART OF R.S. DAG NO. - 112, R.S. KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET



AREA = UNDIVIDED 2.9012 DEC. OUT OF 94 DEC.



L.T.I of Kanan Bala Ghosh  
By the Pen of Alangis Raju Adv



L.T.I of Alpana Ghosh  
By the Pen of Alangis Raju Adv

নিসানু উদ্দিন মোহন

REAL DEVELOPERS PRIVATE LIMITED

Ananta Ghosh  
Director (Authorized Signatory)

Kalpana Ghosh.

৩০৩ গুলশান ১০ (ডি)

Minati Ghosh Adhikary.



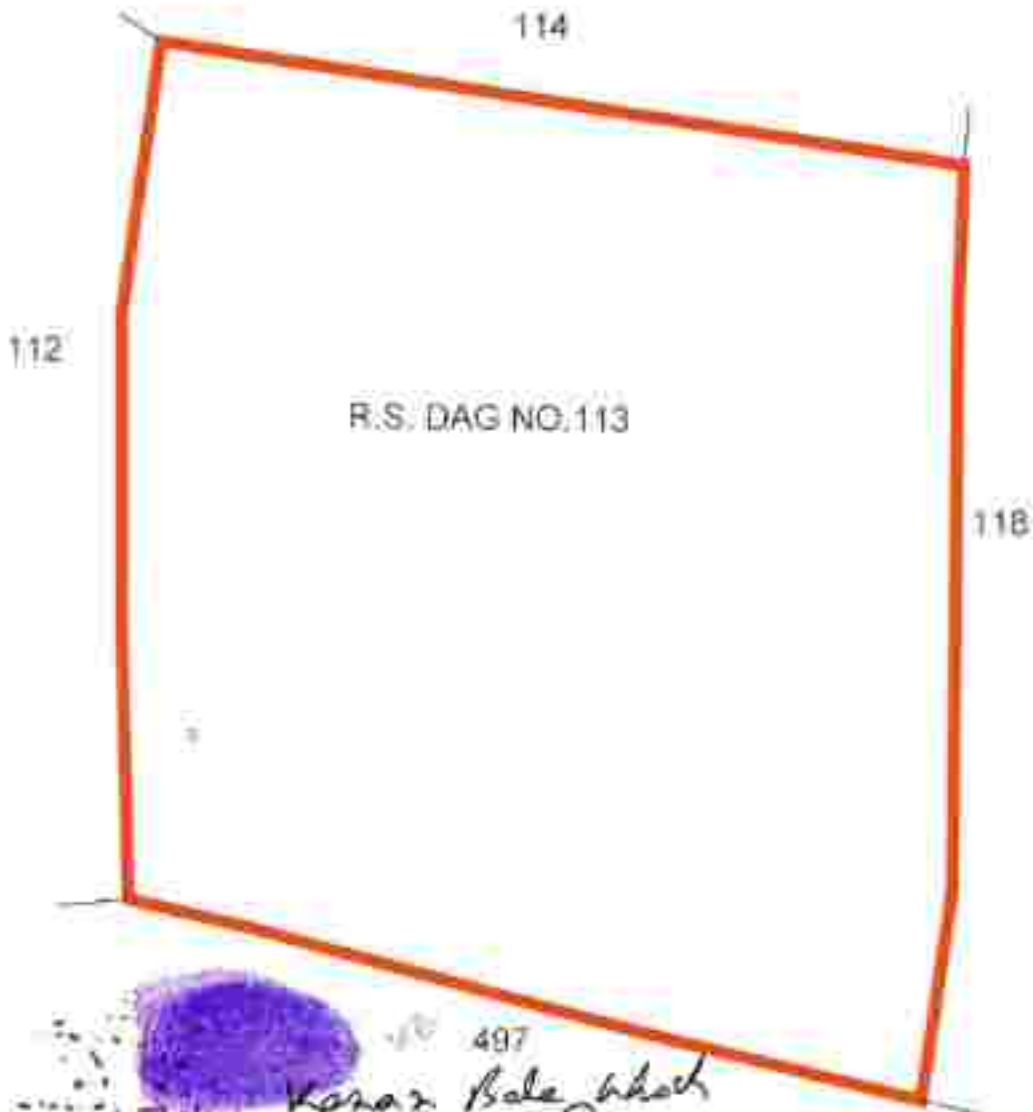
District Sub-Registry  
Registrar (PS 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

12/11/2021

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 113, R.S.KHATIAN NO. 529, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET



AREA = UNDIVIDED 1.2346 DEC. OUT OF 40 DEC.



497  
 L.T.I of Kanar Bale which  
 By the Pen of Alangi, Reg. P.S.

L.T.I of Alpana which  
 By the Pen of Alangi, Reg. P.S.

निर्माणकर्ता/अधिकारी

ANAL DEVELOPERS PRIVATE LIMITED  
Ananta Chakraborty  
 Director / Authorized Signatory

Kalpana Ghosh.

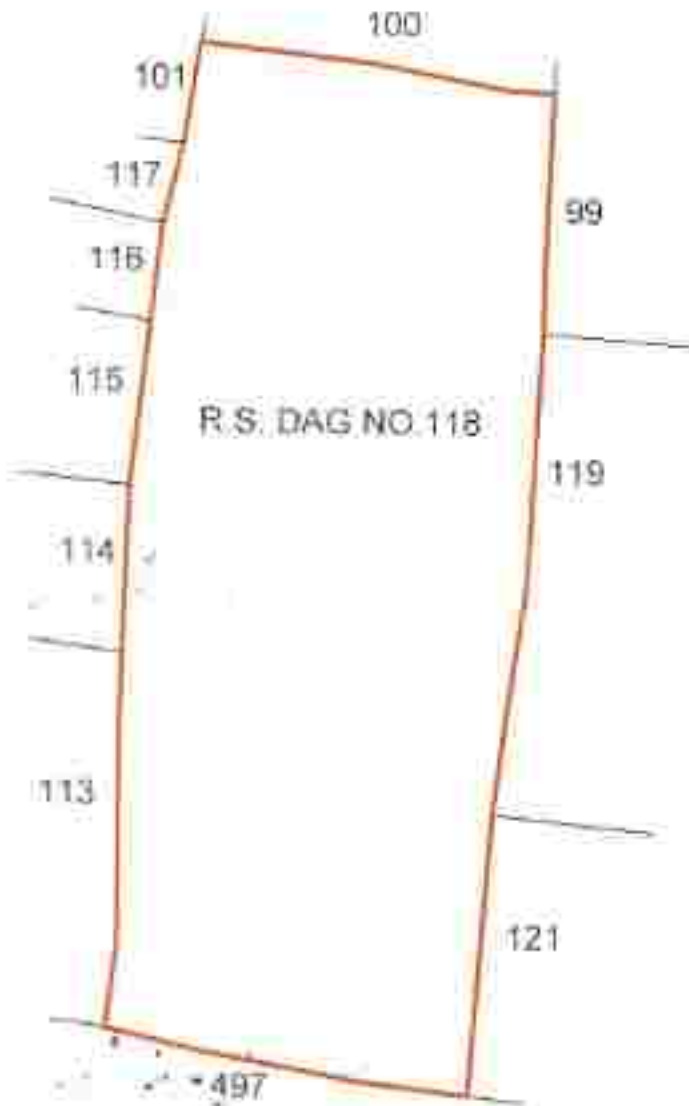
ଅଧିକାରୀ/ଅଧିକାର  
Minati Ghosh Adhikary.



123  
Kantor Sub-Region Dier  
Kawasan MS 7 (2) di  
Kawasan 1800  
Aipon, Seul 24 Perginan

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 118, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 4.0432 DEC. OUT OF 131 DEC.



120  
 Pen of Alaugh Singh  
 Pat

120  
 Pen of Alaugh Singh  
 Pat

Nitambal Chandra Mohan

REAL DEVELOPERS PRIVATE LIMITED  
 Ananta Chandra  
 Director / Authorized Signatory

Kalpna Hosh.

ଅନାମ୍ବଲ ଚନ୍ଦ୍ର ମିନାଟି ଶର୍ମା ଅଧିକାରୀ



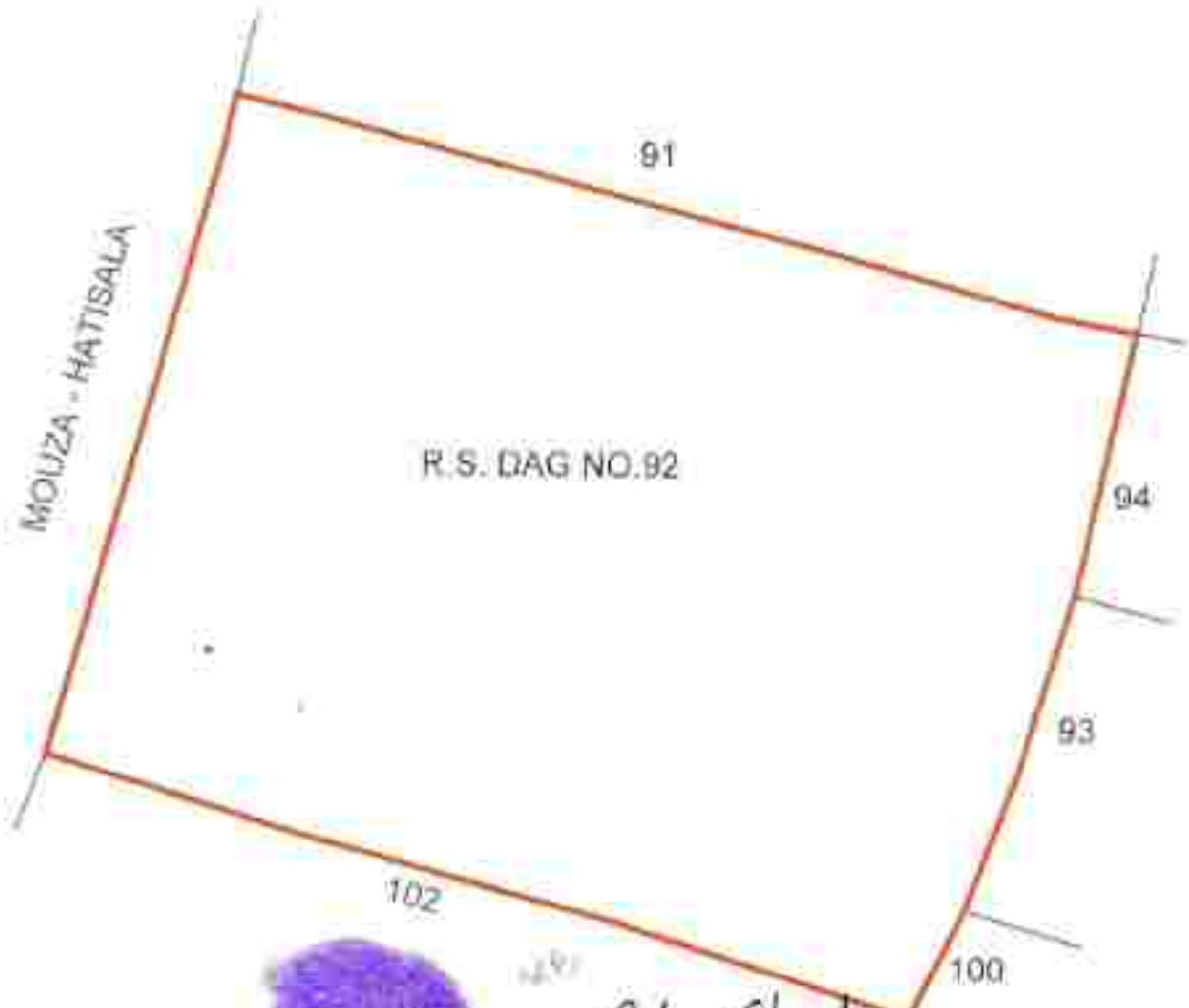
1st Superintendent of  
 Police, W/S 17 of  
 Registration 180A  
 Address: St. Paul's

22/11/2011

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 92, R.S.KHATIAN NO. 181, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET



AREA = UNDIVIDED 3.4568 DEC. OUT OF 150 DEC.



L.T.I. of Kanan Bala Ghosh  
By the Pen of Alangh. Das, Adv.



L.T.I. of Alpana Ghosh  
By the Pen of Alangh. Das, Adv.

निर्माणकर्ता/दस्तावेज

REAL DEVELOPMENT PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory

Kalpana Ghosh.

जोड़/जोड़ CERD, Minati Ghosh, Adhikary.



Heinrich Bus-Registrator / V  
Registrator URS 7 (2) of  
Registration 1808  
-stadt, South de Pergamon

7 2 100 2000

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO. -25 UNDER PART OF R.S. DAG NO. - 94, R.S.KHATIAN NO. 181, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.2963 DEC. OUT OF 42 DEC.



L.T.I of Karna Bela Ghosh  
By the Pen of Alangal Ray

*mituani & din mo...*

KRISHNA DEVELOPERS PRIVATE LIMITED  
Ananda Ghosh  
Director / Authorized Signatory

Kalpna Ghosh  
2017 04 04 CCRO

L.T.I of Alpana Ghosh  
By the Pen of Alangal Ray  
minati Ghosh, Authoriz...



District Sub-Registrar-Iv  
Registrar U/S 7 (2) of  
Registration 1908  
Aliboni, South 24 Parganas

22 APR 1973

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO. 25 UNDER PART OF R.S. DAG NO. - 117, R.S. KHATIAN NO. 108, KHANDA 187, P.S. - KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.3395 DEC. OUT OF 11 DEC.



L.T.I of [Signature]  
By the Pen of Alangji Raju Adh

L.T.I of [Signature]  
By the Pen of Alangji Raju Adh

Nishu and Divyanka

KWL DEVELOPERS PRIVATE LIMITED  
Ananta Chesh  
Director / Authorized Signatory

Kalpana Ghosh  
Mishra Ghosh Adhikary



District Sub-Registry Office  
Registry LVS 7 (2) of  
Registration 1808  
Alcornoque, South 24 Persepolis

22

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CDGPG0072B



नाम / Name

KANANBALA GHOSH

पिता का नाम / Father's Name

SUDHIR GHOSH

जन्म तिथि / Date of Birth

01/01/1953

हस्ताक्षर / Signature

39901



ETI of \_\_\_\_\_  
By the Officer \_\_\_\_\_





ভারত সরকার  
**Government of India**

Enrollment No.: 1179480376008741

To  
 Karanika Ghosh  
 WD - Siddheshwar Ghosh  
 Jnan Gachhi  
 Hulsala  
 Bhangar - 8 South 24 Parganas  
 West Bengal 700128  
 306436554330  
 MCOSS228209FH



আমার আধার সংখ্যা / Your Aadhaar No. :  
**3064 3655 4330**

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India

করনিকা গোস্বামী  
 Karanika Ghosh  
 জন্ম তারিখ (DOB): 01/03/1983  
 ধর্ম / Faith



3064 3655 4330

আমার আধার, আমার পরিচয়

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পূর্ত কামন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার জীবনব্যাপী সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
 Government of India

ঠিকানা:  
 এসসি/এ. সিদ্ধেশ্বর গোস্বামী,  
 জিহালদা, মন্ডল ১৪ পূর্বমঙ্গল,  
 হাটহালা, বর্ধমান জেলা, 700128

Address:  
 WD - Siddheshwar Ghosh, Jnan  
 Gachhi, South 24 Parganas,  
 Hulsala, West Bengal, 700128

3064 3655 4330



করনিকা গোস্বামী  
 Minati Ghosh Adhikary



L.T.I of \_\_\_\_\_  
 By the Pen of \_\_\_\_\_





Kalpana Ghosh. Kalpana Ghosh.

16



অসমীয়া বিশিষ্ট পরিচয় প্রাপ্তিকরণ  
ভারত সরকার

Unique Identification Authority of India  
ভাৰত চৰকাৰ

ভাৰত চৰকাৰ আই আই / Enrollment No: 1040/2014/64702

To:  
কল্পনা গোস্বামী  
Kalpana Ghosh

১৯৯৩১৯

HATISALA  
HATISALA  
Hatisala Bhupur - II South 24 Parganas  
West Bengal 700138

Ref: ১০০৯৮ (১১) - ১১৫৭৪০০ / ১১৯৪৩২১ ( P



565365792637T



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8836 3965 0767**

অধার - সাধারণ মানুষের অধিকার



ভাৰত চৰকাৰ  
Government of India



নাম / NH  
Kalpana Ghosh  
পিতা - স্বামী গোস্বামী  
Father: Sudhyanwar Ghosh  
স্বাক্ষর / DOB: 15/07/1970  
মাতা / Name



**8836 3965 0767**

অধার - সাধারণ মানুষের অধিকার



- অধার পরিচয়ের সমাপ, সংশ্লিষ্টদের প্রমাণ সহ।
- পরিচয়ের প্রমাণ অসমসময়ে প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- অধার সারা দেশে মান্য।
- অধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

১৯৯৩১৯



ভাৰত চৰকাৰ  
Government of India

নাম: - , - , হাতিসলা, হাতিসলা, অধার: - , HATISALA, HATISALA  
পিতা: ১৫ জুলাই, ১৯৭০, স্বামী গোস্বামী - South 24 Parganas, Hatisala,  
West Bengal, 700138

**8836 3965 0767**



Kalpana Ghosh  
Kalpana Ghosh.

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Alpina Ghosh.  
Pintu Ghosh.



L.T.I of \_\_\_\_\_  
By the Pan of \_\_\_\_\_







काव्य निदेश पत्रिका

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1111/00711/01785

उपरोक्त व्यक्ति का नाम

To:  
ALPANA GHOSH  
W/O. Tapesh Ghosh  
KROSHNAPUR  
GHOSH PARA  
MLAN BAZAR  
Rajshahi Gopabandhu  
North 24 Parganas District  
West Bengal - 700102

उपरोक्त व्यक्ति का आधार नंबर



ETI of \_\_\_\_\_  
By the Post of \_\_\_\_\_

आपका आधार क्रमांक / Your Aadhaar No. :

**2274 5254 5506**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



ALPANA GHOSH  
DOB: 25/01/2010  
FEMALE



Alpana Ghosh.  
pinu Ghosh.

**2274 5254 5506**

मेरा आधार, मेरी पहचान



- Aadhaar कानून का अंग है, नागरिकता का नहीं।
- कानून का उद्देश्य अधिकांश अयोग्यताओं को दूर करना है।
- यह एक इलेक्ट्रॉनिक पत्रिका बनाया गया है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- Aadhaar के अंग में अंग है।
- कानून अधिनियम के अंतर्गत अधिकांश अयोग्यताओं को दूर करने का उद्देश्य है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय पहचान प्राधिकरण  
National Identification Authority of India

Address:  
W/O: Tapan Ghosh,  
KRISHNAPUR, CHANDIPARA,  
KULIAH SAZAN, Rajshahi  
District/MD, Kanchi SA  
Perpara,  
West Bengal - 741102

2274 5254 5906



www.aadhaar.gov.in

www.aadhaar.gov.in



आहुता योऽ  
 आहुता योऽ





ভারতীয় জনসংখ্যা নিয়ন্ত্রণ আধিকারিক

ভারত সরকার

जनसंख्ये नियंत्रण आधिकारिक, नवदेवता, नवदेवता, नवदेवता

Government of India

অনুলিপি: আই ডি / Enrollment No: 1040/22117/04400

To  
শ্রীমতী শ্রেণী  
Shreeta Ghosh  
মুন্সি  
Subidatta (M)  
Chakraborty  
Mandirbari South 24 Parganas  
West Bengal 743385  
MPU05632105PT



আপনার সন্থা / Your No. :

2098 9288 9131

- সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শ্রীমতী শ্রেণী  
Shreeta Ghosh  
মুন্সি / চাকর শ্রেণী  
Father : Subidattar Ghosh  
অনুলিপি / GCN : 2502/1000  
বসতি / Family



2098 9288 9131

আপনার - সাধারণ মানুষের অধিকার

জাগত্বা শ্রেণী

জাগত্বা শ্রেণী



भारत सरकार

ভারত সরকার

सर्वोच्च न्यायालय, भारतीय संघ

Government of India

भारतीय संघ / Enrollment No.: 1090/22117/04400

To  
 Name: Shreya Ghosh  
 Address:  
 House:  
 (Kanchikhal N)  
 Chellayapur  
 Hindimaa South 24 Project  
 Post Range 743295  
 4902880210017



আপনার সংখ্যা / Your No.

2098 9288 9131

- সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



Name: Shreya Ghosh  
 (Name - গৌরী ঘোষ)  
 Father: Sitanshu Ghosh  
 Date of Birth (DOB): 29/03/1990  
 Gender: Female



2098 9288 9131

- সাধারণ মানুষের অধিকার

মালিকানা প্রমাণ

आयकर विभाग  
INCOME TAX DEPARTMENT  
MINATI GHOSH ADHIKARY



भारत सरकार  
GOVT OF INDIA

SIDDHESWAR GHOSH

29/07/1977  
Pan card Number  
BPPG55431G

Minati Ghosh Adhikary  
Signature



Minati Ghosh Adhikary.

Minati Ghosh Adhikary.





**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

সিএনডিআই নং: 16 / Enrollment No: 2010961231208 43

In  
 Hindi language  
 Unique Identification  
 Authority of India  
 New Delhi  
 India



সিএনডিআই নং: 16 / Enrollment No. :  
**3347 7483 6689**

সিএনডিআই - ভারত সরকার



সিএনডিআই  
 Unique Identification  
 Authority of India



সিএনডিআই  
 Unique Identification  
 Authority of India

3347 7483 6689

সিএনডিআই - ভারত সরকার



- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

**भारत सरकार**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



সিএনডিআই  
 Unique Identification  
 Authority of India

সিএনডিআই  
 Unique Identification  
 Authority of India

সিএনডিআই  
 Unique Identification  
 Authority of India

3347 7483 6689

সিএনডিআই - ভারত সরকার

Minati Ghosh Adhikary.  
 -Minati Ghosh Adhikary



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1925

Form No. 16 (Part B) - 2019

AABCK36T0E

KYAL DEVELOPERS PRIVATE LIMITED

*Adnan Chaudhary*

Director / Authorized Signatory

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The analysis focuses on identifying trends and patterns over time.

The third section provides a detailed breakdown of the results. It shows that there has been a significant increase in sales volume over the period studied. This is attributed to several factors, including improved marketing strategies and a growing customer base.

Finally, the document concludes with a series of recommendations for future actions. It suggests that the company should continue to invest in research and development to stay ahead of the competition. Additionally, it recommends regular audits to ensure the accuracy of the financial records.

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

AMRITA GHOSH  
 BIPLOB GHOSH  
 20/08/1991

**BLRP038079F**



**भारत सरकार**  
**Government of India**



**व्यक्ति का नाम**  
**Amrita Ghosh**  
**पिता : बिप्लव घोष**  
**Father : Biplob Ghosh**

**व्यक्ति का आधार संख्या: 20081991**  
**लिंग / Male**



**2744 4498 2164**

**एनयूआई**  
**Unique Identification Authority of India**

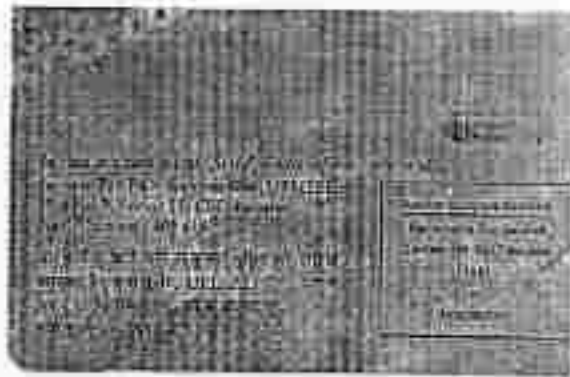
**विवरण: / बिप्लव घोष**  
**बेलिचण्डी, गोचरान, दक्षिण 24 परगना,**  
**गोचरान, पश्चिम बंगाल, 743301**

**Address: S/O: Biplob Ghosh,**  
**BELIACHANDI, Gocharan,**  
**South 24 Parganas,**  
**Gocharan, West Bengal,**  
**743301**

**2744 4498 2164**

*Amrita Ghosh*





Nizamuddin  
Nizamuddin

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice.

2. The second section details the process of reconciling bank statements with the company's internal records. It notes that any discrepancies should be investigated immediately to prevent errors from compounding.

3. The third part covers the handling of cash payments and receipts. It states that all cash transactions must be recorded in the cash book and supported by a receipt from the customer.

4. The fourth section discusses the management of accounts payable and receivable. It advises that payments to suppliers should be made on time to maintain good relationships, while receivables should be followed up promptly.

5. The final part of the document provides a summary of the key points and reiterates the importance of transparency and accuracy in all financial reporting.



राष्ट्रीय निम्न पञ्चम आधिकार्य

भारत सरकार  
Ministry of Information Technology  
Government of India

Enrollment No. - 21897204070657

नाम: विक्रम शर्मा  
SO Aadhaar Hold  
Karnataka  
Citizenship Registrar's Office, Bangalore  
Hindi Branch - 560002  
974001114



आपका आधार नम्बर (Your Aadhaar No.)

4016 2375 5842

मेरा आधार, मेरी पहचान



आधार नम्बर  
Aadhaar Number



Name: Vikram Sharma  
Karnataka



4016 2375 5842

मेरा आधार, मेरी पहचान

*विक्रम शर्मा*

*विक्रम शर्मा*





# IDENTITY CARD

## ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-0335/7390, CRIMINAL : 2479-1477



Card No. I/C/896

Name **ALANGIR REZA** Advocate

Father's/Husband's name **Jahangir Reza**

Address **28/1, Judges Court Road**

**Kolkata-700 027**

Ph. No. **98319 60557**

W.B. Bar Council Enrollment No. **F-1194/03**

*Subodh Bose*  
SECRETARY

*Alangir Reza Adv*  
*22.02.22*





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001102874/2022	Office where deed will be registered
Query Date	08/04/2022 4:55:09 PM	Deed can be registered in any of the offices mentioned on Note- 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9300394589, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 49,00,000/-	Rs. 49,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,47,021/- (Article-23)	Rs. 59,014/- (Article A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No. 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	Use/ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	3.1173 Dec	7,10,045/-	7,10,045/-	
L2	RS-102	RS-629	Bastu	Danga	4.7531 Dec	10,82,641/-	10,82,641/-	
L3	RS-111	RS-629	Bastu	Danga	0.3704 Dec	84,367/-	84,367/-	
L4	RS-112	RS-629	Bastu	Danga	2.9012 Dec	6,60,823/-	6,60,823/-	
L5	RS-113	RS-629	Bastu	Danga	1.2346 Dec	2,81,212/-	2,81,212/-	
L6	RS-118	RS-629	Bastu	Danga	4.0432 Dec	9,20,943/-	9,20,943/-	
L7	RS-92	RS-181	Bastu	Danga	3.4566 Dec	7,87,375/-	7,87,375/-	
L8	RS-94	RS-181	Bastu	Shali	1.2963 Dec	2,95,265/-	2,95,265/-	
L9	RS-117	RS-108	Bastu	Shali	0.3395 Dec	77,329/-	77,329/-	
		<b>TOTAL :</b>			<b>21.5124Dec</b>	<b>49,00,000 /-</b>	<b>49,00,000 /-</b>	
		<b>Grand Total :</b>			<b>21.5124Dec</b>	<b>49,00,000 /-</b>	<b>49,00,000 /-</b>	



Query No: 2001102874 of 2022, Printed On: Apr 13 2022, 12:48PM, Generated from: wregistration\_gov.in

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**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<b>KANAN BALA GHOSH</b> Wife of Late Siddheshwar Ghosh, Jirangacha, City- , P.O.- Hatisala, P.S.-Kolkata Leather Camp, District-South 24- Parganas, West Bengal, India, PIN- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CDxxxxxx2B, Aadhaar No.: 30xxxxxxxx4330, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	<b>KALPANA GHOSH</b> Daughter of Late Siddheshwar Ghosh, Hatisala, City- , P.O.- Hatisala, P.S.-Kolkata Leather Camp, District-South 24- Parganas, West Bengal, India, PIN- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BExxxxxx2H, Aadhaar No.: 88xxxxxxxx0767, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	<b>ALPANA GHOSH</b> Wife of Tapash Ghosh, Krishnapur, Ghosh Para, Milan Bazar, City- , P.O.- Krishnapur, P.S.-Rajarhat, District-North 24- Parganas, West Bengal, India, PIN- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CBxxxxxx0E, Aadhaar No.: 22xxxxxxxx5506, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	<b>SHANTANA GHOSH</b> Wife of Tapan Ghosh, Muldia, Gobindabati, Chaitanyapur, City- , P.O.- Mandirbazar, P.S.-Mandirbazar, District-South 24- Parganas, West Bengal, India, PIN- 743385 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CDxxxxxx1K, Aadhaar No.: 20xxxxxxxx9131, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	<b>MINATI GHOSH ADHIKARY</b> Wife of Samar Adhikary, Jirangacha, City- , P.O.- Hatisala, P.S.- Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BPxxxxxx1G, Aadhaar No.: 33xxxxxxxx6688, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	<b>NUJAM UDDIN MOLLA</b> Son of Abdul Jalil Molla, Kabilidanga, Village- Kabilidanga, P.O.- Bamunia, P.S.-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	KYAL DEVELOPERS PRIVATE LIMITED ( Private Limited Company ) 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- P O - Kalighat, P S -Tollygunge, District-South 24-Parganas, West Bengal, India; PIN:- 700028 PAN No: AAxxxxxx3E, Aadhaar No Not Provided by UIDAI/Status Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob Ghosh/Bellachandi, Gocharan, City:- , P O - Bellachandi, P S:- Jyonesgar, District-South 24-Parganas, West Bengal, India; PIN:- 743351 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. BLxxxxxx9F , Aadhaar No : 27xxxxxxx2154	KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

Name & address
ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P O:- Alipore, P S:-Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of India, Identifier Of KANAN BALA GHOSH, KALPANA GHOSH, ALPANA GHOSH, SHANTANA GHOSH, MINATI GHOSH ADHIKARY, AMRITA GHOSH, NIJAM UDDIN MOLLA

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec

**Transfer of property for L3**

Sl.No	From	To, with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec





3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
<b>Transfer of property for L4</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
<b>Transfer of property for L6</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
<b>Transfer of property for L7</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
<b>Transfer of property for L8</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec





5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
<b>Transfer of property for LS</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 08-05-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 08-05-2022).
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230007562471 Payment Mode: Online Payment  
GRN Date: 13/04/2022 16:06:58 Bank/Gateway: Indian Overseas Bank  
BRN : 202204130634680 BRN Date: 13/04/2022 16:04:58  
Payment Status: Successful Payment Ref. No: 2001102874/4/2022  
(Query No\* Query Year)

Depositor Details

Depositor's Name: KYAL DEVELOPERS PVT LTD  
Address: 122/1R SATYENDRA NATH MAJUMDER SARANI, KOLKATA - 700  
026  
Mobile: 9830065307  
Depositor Status: Buyer/Claimant  
Query No: 2001102874  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2001102874/4/2022  
Remarks: Sale, Sale Document

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001102874/4/2022	Property Registration- Stamp duty	0030-02-101-005-02	147021
2	2001102874/4/2022	Property Registration- Registration Fees	0030-05-104-001-16	59014
			<b>Total</b>	<b>206035</b>

IN WORDS: TWO LAKH SIX THOUSAND THIRTY FIVE ONLY.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year: 15042001102874/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	KANAN BALA GHOSH Jirangacha, City - , P.O- Hatabala, P.S.-Kolkata Leather Camp, District- South 24-Parganas, West Bengal, India. PIN - 700135	Seller			LTI of Kanan Bala Ghosh By the Pen of <u>Manjiv</u> 22.4.22
2	KALPANA GHOSH Hatabala, City - , P.O- Hatabala, P.S.-Kolkata Leather Camp, District- South 24-Parganas, West Bengal, India. PIN- 700135	Seller			Kalpana Ghosh 22.4.22
3	ALPANA GHOSH Krishnapur, Ghosh Para, Millan Bazar, City - , P.O- Krishnapur, P.S.- Fajarhat District-North 24-Parganas West Bengal India. PIN- 700102	Seller			LTI of Alpina Ghosh By the Pen of <u>Manjiv</u> 22.4.22



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	SHANTANA GHOSH Mudita, Gotindabat, Chaitanyapur, City- P.O.- Mandirbazar, P.S.- Mandirbazar, District- South 24-Parganas, West Bengal, India. PIN- 743395	Seller			 22/08/22
5	MINATI GHOSH ADHIKARY Jirangacha, City- P.O.- Halisala, P.S.- Kolkata Eastern Camp, District-South 24-Parganas, West Bengal, India, PIN- 700135	Seller			 Adhikary, 22/04/2022
6	AMRITA GHOSH Baliachandi, Gocharan, City- P.O.- Baliachandi, P.S.- Joynagar, District-South 24-Parganas, West Bengal, India, PIN- 743391	Represent ative of Buyer IKYAL DEVELOP ERS PRIVATE LIMITED			 22/04/22



1. Signature of the Person(s)

at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Kabilanga Village- Kabilanga, P.O.- Barama, P.S.-Bhangar, District-South 24- Parganas, West Bengal, India. PIN- 743502	Seller			<i>Nizamuddin</i> 22.04.22
1	ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City- : P.O.- Alpore, P.S.-Alpore, District-South 24- Parganas, West Bengal, India. PIN- 700027	KANNAN BALA GHOSH, KALPANA GHOSH, ALPANA GHOSH, SHANTANA GHOSH, MINATI GHOSH ADHIKARY, AMRITA GHOSH, NIJAM UDDIN MOLLA			<i>Alamgir</i> 22.04.22

(Atipam Halder)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



## Major Information of the Deed

Deed No :	I-1604-04185/2022	Date of Registration	25/04/2022
Query No / Year :	1604-2001102874/2022	Office where deed is registered	
Query Date	08/04/2022 4:55:09 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Toitygunge, District : South 24-Parganas, WEST BENGAL, PIN : 700028, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4306] Other than Immovable Property, Agreement (No of Agreement : 2), [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 49,00,000/-	Rs. 49,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,47,121/- (Article:23)	Rs. 59,046/- (Article:A(1), E.)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	3.1173 Dec	7,10,045/-	7,10,045/-	
L2	RS-102	RS-629	Bastu	Danga	4.7531 Dec	10,82,641/-	10,82,641/-	
L3	RS-111	RS-629	Bastu	Danga	0.3704 Dec	84,367/-	84,367/-	
L4	RS-112	RS-629	Bastu	Danga	2.9012 Dec	6,60,823/-	6,60,823/-	
L5	RS-113	RS-629	Bastu	Danga	1.2346 Dec	2,81,212/-	2,81,212/-	
L6	RS-118	RS-629	Bastu	Danga	4.0432 Dec	9,20,943/-	9,20,943/-	
L7	RS-92	RS-181	Bastu	Danga	3.4568 Dec	7,87,375/-	7,87,375/-	
L8	RS-94	RS-181	Bastu	Shali	1.2983 Dec	2,95,265/-	2,95,265/-	
L9	RS-117	RS-108	Bastu	Shali	0.3395 Dec	77,329/-	77,329/-	
		<b>TOTAL :</b>			<b>21.5124Dec</b>	<b>49,00,000 /-</b>	<b>49,00,000 /-</b>	
		<b>Grand Total :</b>			<b>21.5124Dec</b>	<b>49,00,000 /-</b>	<b>49,00,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>KANAN BALA GHOSH</b>                      Wife of Late Siddheshwar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No:- CDxxxxxx2B, Aadhaar No: 31xxxxxxxx4330, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence</p>
2	<p><b>KALPANA GHOSH</b>                      Daughter of Late Siddheshwar Ghosh Hatisala, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No:- BExxxxxx2H, Aadhaar No: 88xxxxxxxx0767, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence</p>
3	<p><b>ALPANA GHOSH</b>                      Wife of Tapash Ghosh Krishnapur, Ghosh Para, Maan Bazar, City:- , P.O:- Krishnapur, P.S:-Rajarhat, District-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No:- CBxxxxxx5E, Aadhaar No: 22xxxxxxxx5508, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence</p>
4	<p><b>SHANTANA GHOSH</b>                      Wife of Tapan Ghosh Muldia, Goindabati, Chaitanyapur, City:- , P.O:- Mandirbazar, P.S:-Mandirbazar, District-South 24-Parganas, West Bengal, India, PIN:- 743385 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No:- CDxxxxxx1K, Aadhaar No: 20xxxxxxxx9131, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence</p>
5	<p><b>MINATI GHOSH ADHIKARY</b>                      Wife of Samar Adhikary Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No:- BPxxxxxx1G, Aadhaar No: 33xxxxxxxx6889, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence</p>
6	<p><b>NIJAM UDDIN MOLLA</b>                      Son of Abdul Jalil Molla Kabilidanga, Village:- Kabilidanga, P.O:- Barrunia, P.S:-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No:- CDxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022                      , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence</p>



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Saryendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalghat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 ; PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMRITA GHOSH (Presentant )</b> Son of Biplob Ghosh Bellachandi, Gocharan, City:- , P.O- Bellachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ALAMGIR REZA</b> Son of Jahangir Reza 28/1 Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

Identifier Of KANAN BALA GHOSH, KALPANA GHOSH, ALPANA GHOSH, SHANTANA GHOSH, MINATI GHOSH ADHIKARY, AMRITA GHOSH, NUJAM UDDIN MOLLA

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec
6	NUJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.51955 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec
6	NUJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.792183 Dec



**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.0617333 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.483533 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.205767 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.673867 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.576133 Dec



**Transfer of property for L8**

Sl.No	From	To, with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.21605 Dec

**Transfer of property for L9**

Sl.No	From	To, with area (Name-Area)
1	KANAN BALA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
2	KALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
3	ALPANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
4	SHANTANA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
5	MINATI GHOSH ADHIKARY	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec
6	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.0565833 Dec



On 21-04-2022

**Certificate of Market Value(WE PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,00,000/-

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 22-04-2022

**Presentation(Under Section 52 & Rule 22A(3) 45(1),W.B. Registration Rules,1962)**

Presented for registration at 15:15 hrs. on 22-04-2022, at the Private residence by AMRITA GHOSH .

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 22/04/2022 by 1. KANAN BALA GHOSH, Wife of Late Siddheshwar Ghosh, Jirangacha, P.O. Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. KALPANA GHOSH, Daughter of Late Siddheshwar Ghosh, Hatisala, P.O. Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 3. ALPANA GHOSH, Wife of Tapash Ghosh, Krishnapur, Ghosh Para, Milan Bazar, P.O. Krishnapur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 4. SHANTANA GHOSH, Wife of Tapan Ghosh, Muldia, Gobindabab, Chaitanyapur, P.O. Mandirbazar, Thana: Mandirbazar, , South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by Profession House wife, 5. MINATI GHOSH ADHIKARY, Wife of Samar Adhikary, Jirangacha, P.O. Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 6. NIJAM LIDDIN MOLLA, Son of Abdul Jalil Molla, Kabilidanga, P.O. Bamunia, Thana: Bhargar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Identified by ALAMGIR REZA, , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Admission of Execution [ Under Section 59, W.B. Registration Rules, 1962 ] [Representative]**

Execution is admitted on 22-04-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kailghat, P.S Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by ALAMGIR REZA, , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 25-04-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 21 of Indian Stamp Act 1899.



**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 59,046/- ( A(1) = Rs 49,000/- ,B = Rs 10,000/- ,E = Rs 14/- ,H = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online =Rs 59,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/04/2022 4:07PM with Govt. Ref. No: 192022230007562471 on 13-04-2022, Amount Rs: 59,014/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No: 202204130634680 on 13-04-2022, Head of Account 0030-03-104-001-10

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,47,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,47,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 29251, Amount: Rs 100/-, Date of Purchase: 25/10/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/04/2022 4:07PM with Govt. Ref. No: 192022230007562471 on 13-04-2022, Amount Rs: 1,47,021/-  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No: 202204130634680 on 13-04-2022, Head of Account 0030-02-103-003-02

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1604-2022, Page from 146416 to 146465  
being No 160404185 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.04.26 14:33:50 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/04/26 02:33:50 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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*09/05/22*

*I-4186/22*



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL  
 পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

AG 605691

*22/04/2022*  
*20011 20595/2022*  
*3:20 P.M.*

District Sub-Registrar-IV  
 Regulation 115 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 25 APR 2022

*22/4/22*  
*25/4/22*

CONVEYANCE

*v.c*  
*1096*  
*3-2011*  
*22/4/22*

1. Date: 22.04.2022
2. Place: Kolkata
3. Parties

29250

26 OCT 2021

No. .... Rs. **100/-** Date .....

Name..... **ALAMGIR REZA**

Address..... **ADVOCATE**

..... **ALIPORE JUDGES COURT**

..... **KOL-27**

Vendor..... **WEI 1266/2003**

Alipur Collectorate, 24 Pgt. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Judges Court, Kol-27

Ananta Chakr



V.C.T.1  
2733

REAL DEVELOPERS PRIVATE LIMITED

Ananta Chakr

Director / Authorized Signatory



V.C.T.1  
NO. 2740

L.T.I of Babasi Chakr

By the Pen of Alamgir Reza Adv



V.C.T.1  
NO. 2741

L.T.I of Mina Chakr

By the Pen of Alamgir Reza Adv

Identified by me

Alamgir Reza Adv

S/o, Jabangir Reza

28/1, Judges Court Road

Kol-27

Control Sheet-Registration IV

House No 1175 (2) of

Registration 1908

Alipore, Block 26 Parganas

22

- 3.1 **BATASI GHOSH (PAN DQYPG7933M and Aadhaar No. 3814 1668 6393)**, daughter of Late Lalit Mohan Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Panapukur, Post Office Bhangar, PIN-743502, Police Station Bhangar, District South 24 Parganas;
- 3.2 **MINA GHOSH (PAN DKQPG0954Q and Aadhaar No. 7347 1112 7518)**, wife of Shankar Ghosh and daughter of Late Lalit Mohan Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Panapukur, Post Office Bhangar, PIN-743502, Police Station Bhangar, District South 24 Parganas;

(collectively **Vendors**, include successors-in-interest)

**And**

- 3.3 **KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E)**, having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4<sup>th</sup> Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F&Aadhaar No. 274444982164)**, son of Biplob Ghosh, residing at BeliachandiGocharan, Post Office Beliachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391 (**Purchaser**, includes successors-in-interest)

**And**

- 3.4 **NIJAM UDDIN MOLLA (PAN CQZPM5223Q and Aadhaar No. 401623755842)**, son of Abdul Jalli Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kabildanga, Post Office Bamunia, PIN-743502, Police Station Bamunia, District South 24 Parganas (**Confirming Party**, includes successors-in-interest)

The Vendors, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *sali*(agricultural) measuring 2.8056 (two point eight zero five and decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangachia, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhegabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below and the said R.S. Dag No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (2) land classified as *danga*(highland) measuring 4.2778 (four point two seven seven eight) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629,



V.571  
2737

Nizamu doli kama



Alang, Parganas

District Registrar-IV  
 Allore, South 24 Parganas

22 8 1977

Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below and the said R.S. Dag No. 102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And (3)** land classified as *danga* (highland) measuring 0.3333 (zero point three threethree three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below and the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon **And (4)** land classified as *danga* (highland) measuring 2.6111 (two point six one one one) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below and the said R.S. Dag No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon **And (5)** land classified as *danga* (highland) measuring 1.1111 (one point one one one one) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below and the said R.S. Dag No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon **And (6)** land classified as *danga* (highland) measuring 3.6389 (three point six three eight nine) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below and the said R.S. Dag No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And (7)** land classified as *sali* (agricultural) measuring 1.1667 (one point one six six seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below and the said R.S. Dag No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.



Office of the District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration Act  
Bangalore, South De. Karnataka

22 / 1 / 2020

## 5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors and Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of (1) land measuring 101 (one hundred and one) decimal, being the entirety of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Uttam**), (2) land measuring 154 (one hundred and fifty four) decimal, being the entirety of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Uttam**), (3) land measuring 12 (twelve) decimal, being the entirety of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Uttam**), (4) land measuring 94 (ninety four) decimal, being the entirety of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Uttam**), (5) land measuring 40 (forty) decimal, being the entirety of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Uttam**), (6) land measuring 131 (one hundred and thirty one) decimal, being the entirety of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property Of Uttam**) and (7) land measuring 42 (forty two) decimal, being the entirety of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property Of Uttam**), the First Property Of Uttam, Second Property Of Uttam, Third Property Of Uttam, Fourth Property Of Uttam, Fifth Property Of Uttam, Sixth Property Of Uttam and Seventh Property Of Uttam (collectively **Mother Property**).

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Desi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khatish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as



South-Western  
Highway (MS 7) of  
Registration 1964  
Alluvial, South & Porgera

22 11 71

his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

- 5.1.3 **Demise of SashibalaDasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late SashibalaDasi in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Lalit Mohan Ghosh:** In the above mentioned circumstances said Lalit Mohan Ghosh became the sole and absolute owner in respect of (1)land measuring 11.2222 (eleven point two two two two) decimal, more or less, out of the First Property Of Uttam (**First Larger Property**), (2)land measuring 17.1111 (seventeen point one oneone one) decimal, more or less, out of the Second Property Of Uttam (**Second Larger Property**), (3) land measuring 1.3333 (one point three three three three) decimal, more or less, out of the Third Property Of Uttam (**Third Larger Property**), (4) land measuring 10.4444 (ten point four four four four) decimal, more or less, out of the Fourth Property Of Uttam (**Fourth Larger Property**), (5) land measuring 4.4444 (four point four four four four) decimal, more or less, out of the Fifth Property Of Uttam (**Fifth Larger Property**), (6) land measuring 14.5556 (fourteen point five five five six) decimal, more or less, out of the Sixth Property Of Uttam (**Sixth Larger Property**), (7) land measuring 4.6667 (four point six six six seven) decimal, more or less, out of the Seventh Property Of Uttam (**Seventh Larger Property**), the First Larger Property, Second Larger Property, Third Larger Property, Fourth Larger Property, Fifth Larger Property, Sixth Larger Property and Seventh Larger Property (**collectively Larger Property**), free from all encumbrances.
- 5.1.5 **Demise of Lalit Mohan Ghosh:** Said Lalit Mohan Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 1 (one) son, Amiya Ghosh and 7 (seven) daughters, namely, (1) Bataai Ghosh, (2) Karuna Ghosh, (3) Shanti Ghosh, (4) Mina Ghosh, (5) Maya Ghosh, (6) Namita Ghosh and (7) Ashima Ghosh, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Lalit Mohan Ghosh in the Larger Property, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Bataai Ghosh and Mina Ghosh (collectively the Vendors herein) have become the joint and absolute owners in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.



2024 Registrar IV  
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Registration 1900  
Albany, South 24 Palmetto

22 APR 2024

- 5.1.7 **Agreement with Confirming Party:** Nizam Uddin Molla (the Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendors have received the advance/earnest money as agreed between them.
- 5.1.8 **Nomination:** Thereafter, the Purchaser herein approached the Vendors and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Party herein.
- 5.1.9 **Completion of Sale:** In furtherance of the above, the Vendors and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors and Confirming Party jointly and severally represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors/Confirming Party:** The Vendors and/or Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realisation of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.



Registrar of the High Court  
Bangalore, Karnataka  
22 APR 1988

- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e. land classified as *sahi* (agricultural) measuring 2.8056 (two point eight zero five six) decimal, more ~~or less~~ ~~out~~ of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below



District Office of the District Registrar  
Regulation No. 7 (2) of  
Registration 1908  
Murshidabad, South 24 Parganas

22 APR 1971

and the said R.S. *Dag* No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e., land classified as *danga* (highland) measuring 4.2778 (four point two seven seven eight) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. *Dag* No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below and the said R.S. *Dag* No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property, i.e., land classified as *danga* (highland) measuring 0.3333 (zero point three three three three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. *Dag* No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below and the said R.S. *Dag* No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property, i.e., land classified as *danga* (highland) measuring 2.6111 (two point six one one one) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. *Dag* No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** below and the said R.S. *Dag* No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Property, i.e., land classified as *danga* (highland) measuring 1.1111 (one point one one one one) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. *Dag* No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** below and the said R.S. *Dag* No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon **And (6)** the Sixth Property, i.e., land classified as *danga*(highland) measuring 3.6389 (three point six three eight nine) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. *Dag* No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** below and the said R.S. *Dag* No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And (7)** the Seventh Property, i.e., land classified as *soil*(agricultural) measuring 1.1667 (one point one six six seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. *Dag* No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of



District Sub-Registrar  
Registrar LRS (2) of  
Registration 1996  
Bangalore, South 2d Mangalore

22 APR 2000

whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Party hereby confirms such sale.

- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.31,25,200/- (Rupees Thirty One Lakh Twenty Five Thousand and Two Hundred only) (**Total Consideration**) out of which the Purchaser has paid Rs.21,25,200/- (Rupees Twenty One Lakh Twenty Five Thousand and Two Hundred only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.10,00,000/- (Rupees Ten Lakh only) to the Confirming Party towards reimbursement of earnest money and nomination profit, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

### 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, waqf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors and Confirming Party have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors and Confirming Party:** express indemnification by the Vendors and the Confirming Party about the correctness of the Vendors' title, Vendors' authority to sell, Confirming Party's right to nominate and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and/or the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under the Vendors and/or the Confirming Party in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any



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loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors and/or the Confirming Party shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the



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Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors and the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors and the Confirming Party further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors and/or the Confirming Party in any manner. The Vendors and the Confirming Party hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.



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Page	7/12
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**First Schedule**  
**Part I**  
**(First Property)**

Land vacant classified as *sah* (agricultural) measuring 2.8056 (two point eight zero five six) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon and the said dag butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 93, 94 & 96  
**On the East** : By R.S. Dag Nos. 96 & 99  
**On the South** : By R.S. Dag Nos. 101 & 118  
**On the West** : By R.S. Dag Nos. 92, 101 & 102

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Property and appurtenances and inheritances for access and user thereof.

**Part II**  
**(Second Property)**

Land vacant classified as *danga* (highland) measuring 4.2778 (four point two seven seven eight) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 92  
**On the East** : By R.S. Dag Nos. 100 & 101  
**On the South** : By R.S. Dag Nos. 103 & 105  
**On the West** : By Mouza Hatisala

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Property and appurtenances and inheritances for access and user thereof.



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**Part III**  
**(Third Property)**

Land vacant classified as *danga* (highland) measuring 0.3333 (zero point three three three three) decimal, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon and the said dag butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 110
- On the East** : By R.S. Dag Nos. 112
- On the South** : By R.S. Dag Nos. 497
- On the West** : By Mouza Hatisala

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Property and appurtenances and inheritances for access and user thereof.

**Part IV**  
**(Fourth Property)**

Land vacant classified as *danga* (highland) measuring 2.6111 (two point six one one one) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 109 & 114
- On the East** : By R.S. Dag No. 113
- On the South** : By R.S. Dag No. 497
- On the West** : By R.S. Dag Nos 111

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fourth Property and appurtenances and inheritances for access and user thereof.

**Part V**  
**(Fifth Property)**

Land vacant classified as *danga* (highland) measuring 1.1111 (one point one one one one) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within



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**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**

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**DEPARTMENT OF HEALTH**  
**KARNATAKA PUBLIC HEALTH SERVICE**

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the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 114
- On the East** : By R.S. Dag No. 118
- On the South** : By R.S. Dag Nos. 497
- On the West** : By R.S. Dag No. 112

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fifth Property and appurtenances and inheritances for access and user thereof.

#### **Part VI** **(Sixth Property)**

Land vacant classified as *danga* (highland) measuring 3.6389 (three point six three eight nine) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 100
- On the East** : By R.S. Dag Nos. 99, 119 & 121
- On the South** : By R.S. Dag No. 497
- On the West** : By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Sixth Property and appurtenances and inheritances for access and user thereof.

#### **Part VII** **(Seventh Property)**

Land vacant classified as *sahi* (agricultural) measuring 1.1667 (one point one six six seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon and the said dag is butted and bounded as follows:



ಇಲ್ಲಿಗೆ ಬಂದ  
ಇಲ್ಲಿಗೆ ಬಂದ  
ಇಲ್ಲಿಗೆ ಬಂದ  
ಇಲ್ಲಿಗೆ ಬಂದ

2023-2024

<b>On the North</b>	: By R.S. Dag No. 67
<b>On the East</b>	: By R.S. Dag No. 95
<b>On the South</b>	: By R.S. Dag Nos. 96, 100 & 93
<b>On the West</b>	: By R.S. Dag No. 92 & 93

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendees in the Seventh Property and appurtenances and inheritances for access and user thereof

**Second Schedule**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

Land classified as *sah*(agricultural) measuring 2.8056 (two point eight zero five six) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land classified as *danga*(highland) measuring 4.2778 (four point two seven seven eight) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land classified as *danga*(highland) measuring 0.3333 (zero point three three three three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land classified as *danga*(highland) measuring 2.6111 (two point six one one one) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** above



Sumner  
JUN 15 1966  
Rough at Memphis


Land classified as *danga*(highland) measuring 1.1111 (one point one oneone one) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kaahipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

Land classified as *danga*(highland) measuring 3.6389 (three point six three eight nine) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** above

Land classified as *sali*(agricultural) measuring 1.1667 (one point one six six seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** above

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)	Classification
Jirangacha	100	629	101	2.8056	Shali
Jirangacha	102	629	134	4.2778	Danga
Jirangacha	111	629	12	0.3333	Danga
Jirangacha	112	629	94	2.6111	Danga
Jirangacha	113	629	40	1.1111	Danga
Jirangacha	118	629	131	3.6389	Danga
Jirangacha	94	181	42	1.1667	Shali
<b>Total:</b>				<b>15.9445</b>	



Handwritten text in a rectangular box, possibly a registration number or date, with a green arrow pointing to it from the right.

10. Execution and Delivery

10.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

- 1. MANOSIT GHOSH  
S/o NETAJI GHOSH  
HATISAIA  
K.L.C
- 2. Md. Jisan Ali  
S/o Hakim Molla.  
W.P.O. Bhangan.  
P.O. Kanchpur.

L.T.I of Batach Alagh  
By the Pen of Alamgir + Razza

L.T.I of Mina Akash  
By the Pen of Alamgir Razza

[Vendors]

RYAL DEVELOPERS PRIVATE LIMITED  
Anoeta Ghosh  
Director / Authorized Signatory

[Purchaser]

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hand and seals after acknowledging to have understood the same in the presence of the witnesses above named.

MANOSIT GHOSH

Drafted by:

Alamgir Razza  
WB/1366/03

Advocate

Alipore Judges Court  
KOL-27

Nitajouddin Molla

[Confirming Party]



Joint Auto-Registration  
Regulation 115 (2) of  
Registration 1908  
Bangalore, South 24 Parganas

20 11 20

### Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.21,25,200/-** (Rupees Twenty One Lakh Twenty Five Thousand and Two Hundred only) towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 930486	09.10.2021	Indian Overseas Bank	1,00,000/-
Cheque No. 930485	09.10.2021	Indian Overseas Bank	1,00,000/-
UTR No. SBINR52022042179513176	21.04.2022	State Bank of India	10,39,200/-
UTR No. SBINR52022042179514748	21.04.2022	State Bank of India	8,66,000/-
<b>Total:</b>			<b>21,25,200/-</b>

Witnesses:

1. MANOJ K GHOSH

2. Md. Juman Ali

R.O. L.T.I of Barkatullah  
By the Pen of Alauddin - Dey  
AO

L.T.I of Mina Akbar  
By the Pen of Alauddin - Dey  
AO

[Vendors]



District Sub-Registrar IV  
Registrar U.S. (2) of  
Registration 100A  
Alwar, South 40 Paraganas

123 456 789

**SPECIMEN FORM FOR TEN FINGER PRINTS**












 Nishu Prasad Mishra Nitone Odisha Mo 116	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 Bahari Abul Alangji	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
L.T. of <u>Bahari Abul</u> By the Pen of <u>Alangji</u>	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 Mira Ghosh Alangji	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
L.T. of <u>Mira Ghosh</u> By the Pen of <u>Alangji</u>	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				



Sub-Registrar (V)  
Local MS (2) of  
Tribal Union  
K. S. P. P. P. P.

22 APR 2002

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Ananta Chesh</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
PHOTO	L.T. 101 By the Pen of _____					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
PHOTO	L.T. 101 By the Pen of _____					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
		Thumb      Fore      Middle      Ring      Little (Right Hand)				

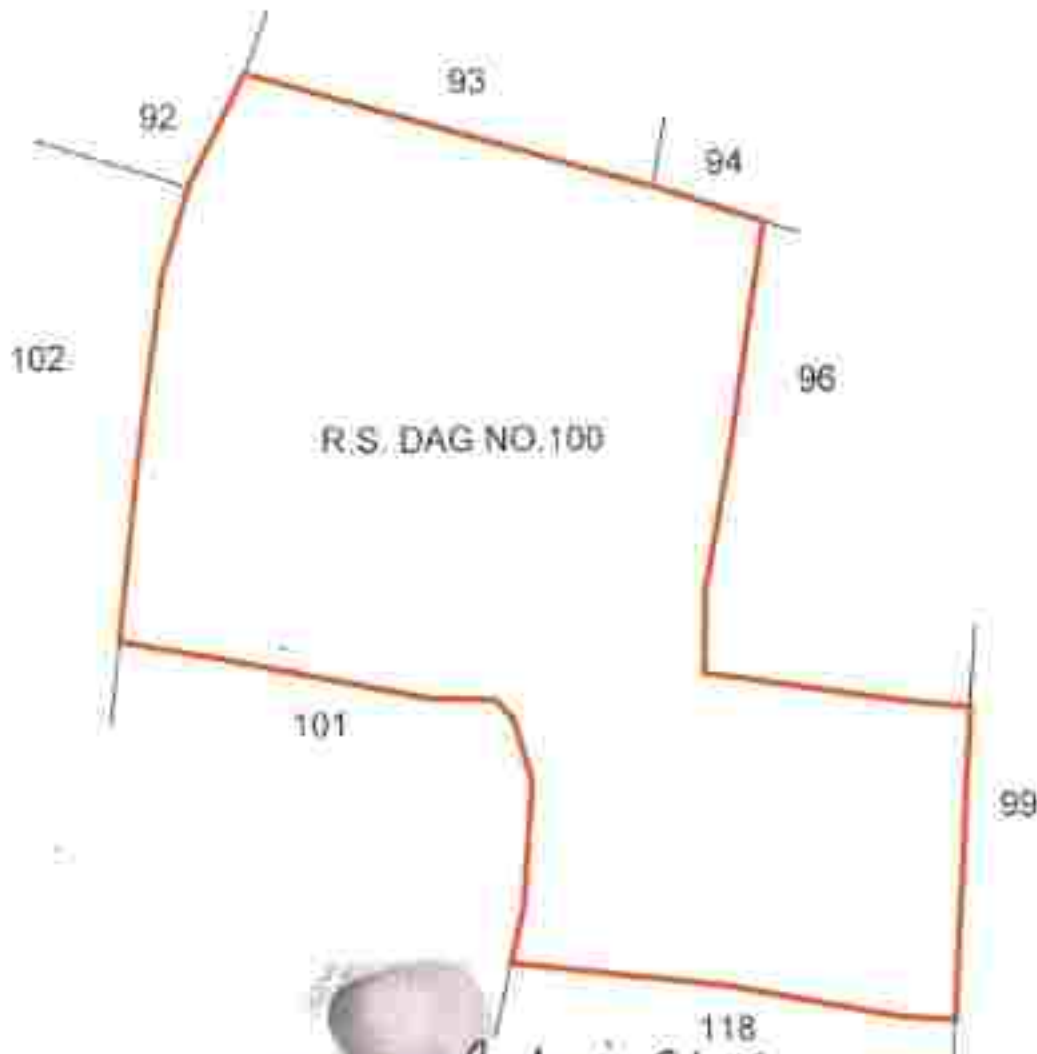


Registration  
No. 7-12408  
John S. [unclear]  
[unclear], South of [unclear]

201  
[unclear]

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 100, R.S.KHATIAN NO. 628, P.S. - KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS. UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 2.8058 DEC. OUT OF 101 DEC.



L.T.I of Batawi Akh  
 By the Pen of Alangh. Raza  
 Nizamuddin Meera

KDAL DEVELOPERS PRIVATE LIMITED  
Anand Ghosh  
 Director / Authorized Signatory

L.T.I of Mina Akh  
 By the Pen of Alangh. Raza

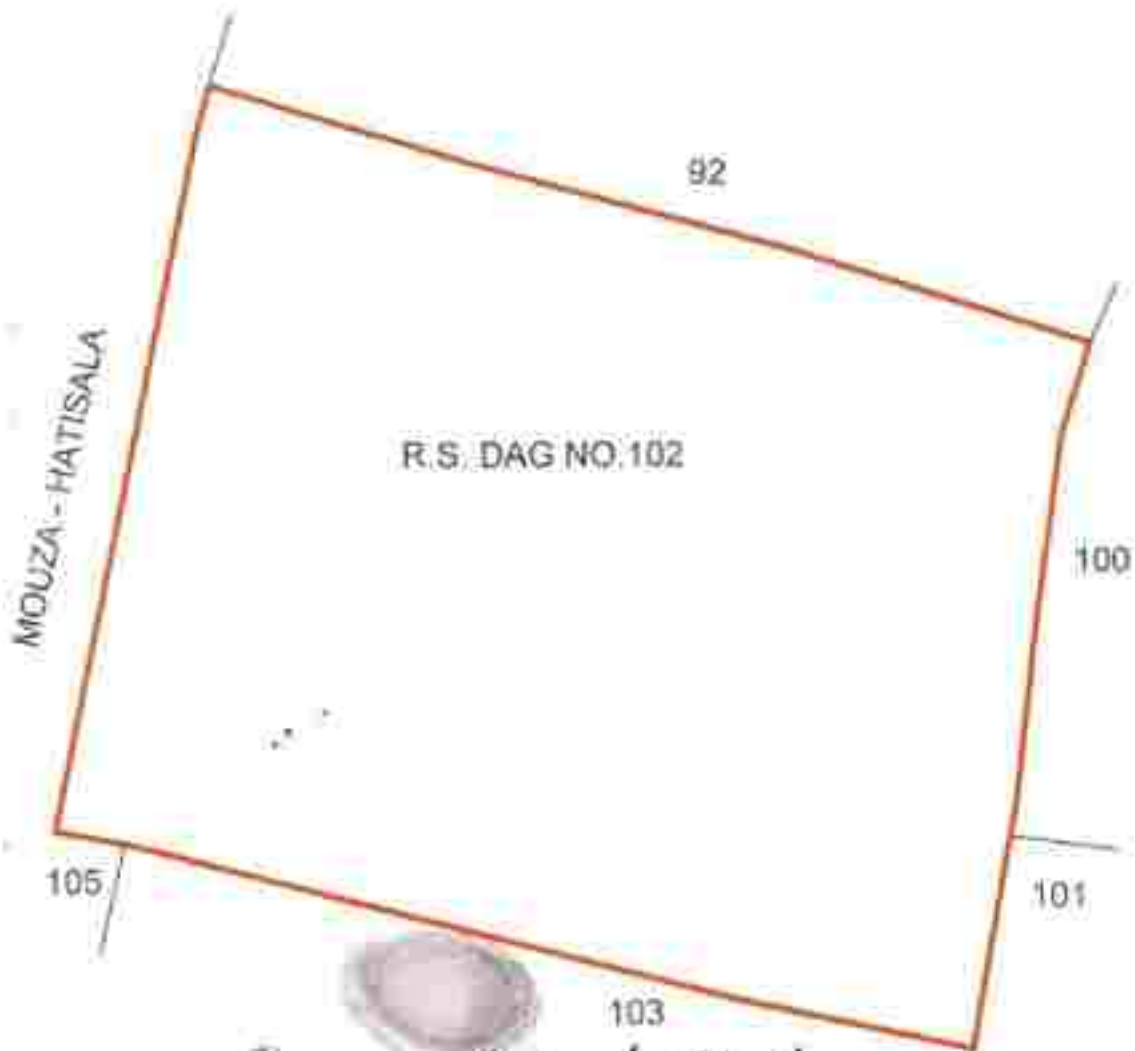


संख्या: सुप्रि.सं. 100/100-IV  
प्रार. (प्र. 7) of  
1954, dated 19/4/54  
2000 K. An. M. Prisons

22 APR 1954

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.I. NO -25 UNDER PART OF R.S. DAG NO. - 102, R.S.KHATIAN NO. 629, P.S -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET.

AREA = UNDIVIDED 4.2778 DEC OUT OF 154 DEC.



L.T.I of Babai Ghosh  
 of the Firm of Alanghi & Son  
 Nitish Ghosh

KHAL DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
 Director / Authorized Signatory

L.T.I of Mina Ghosh  
 By the Pen of Alanghi & Son



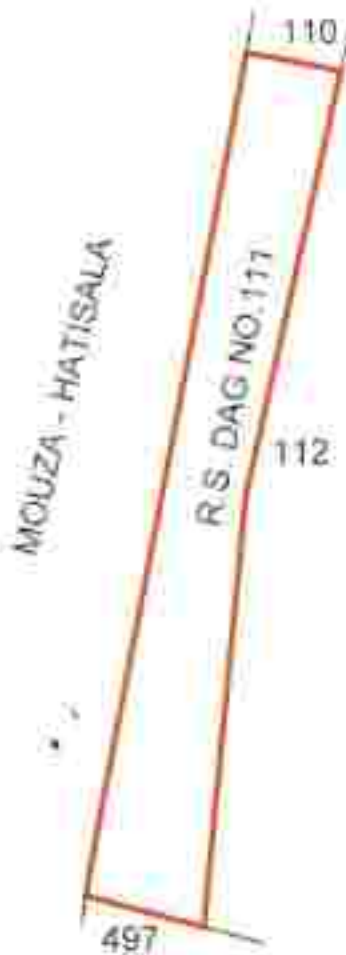
Sumangal and  
Francis P. D. of  
Littion LUCB  
with 24 Pargones.

22 APR 2017

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO -25 UNDER PART OF R.S. DAG NO. - 111, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST. SOUTH 24 PGS. UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.3333 DEC. OUT OF 12 DEC.


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↑



  
 By the Pen of Batai' Khosh  
A. Raza Adv

*Nizamuddin Mulla*

ROYAL DEVELOPERS PRIVATE LIMITED  
*Ananta Ghosh*  
 Director / Authorized Signatory

  
 L.T.I of Mina Khosh  
 By the Pen of A. Raza Adv

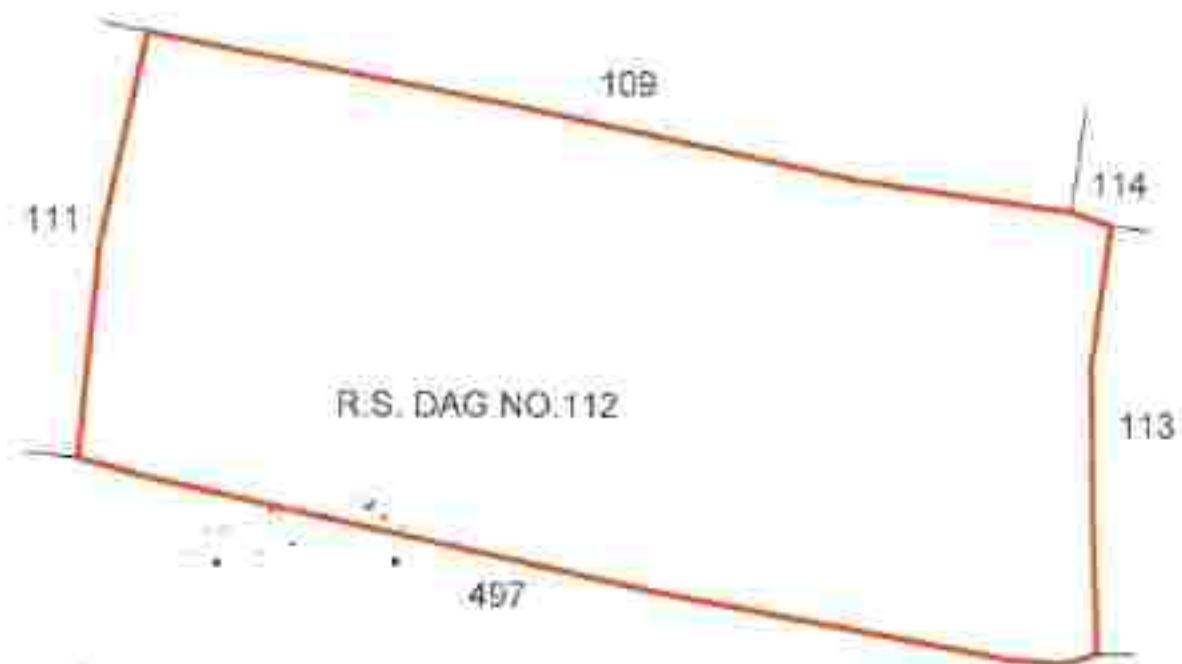


স্বাক্ষরিত  
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২৪ পর্গানা

22 APR 1966

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 112, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 2.6111 DEC. OUT OF 94 DEC.



*nizamuddin*

L.T.I of Babai Khosh  
By the Pen of Ajay Adv

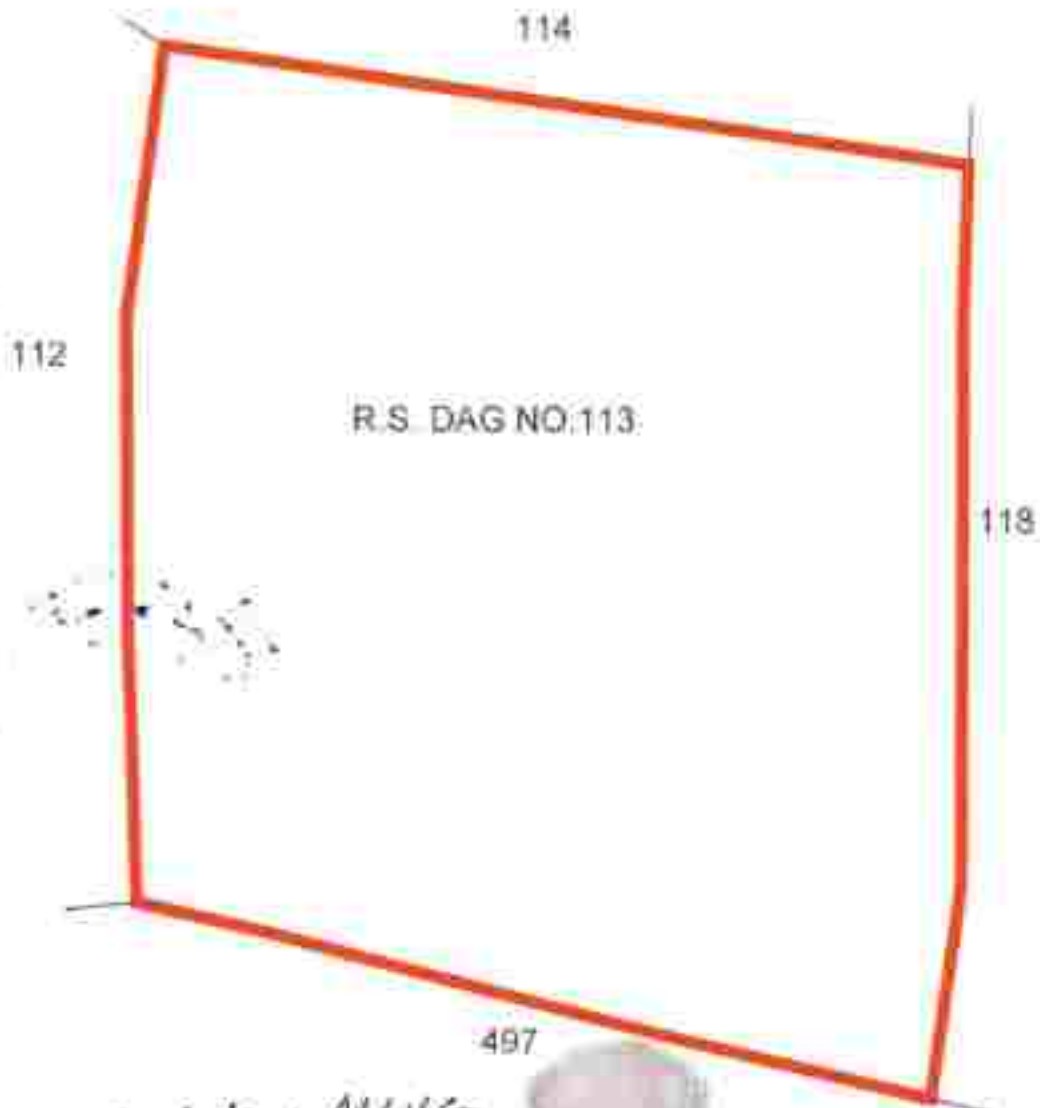
REAL DEVELOPERS PRIVATE LIMITED  
Anant Chash  
Director / Authorized Signatory

L.T.I of Mina Khosh  
By the Pen of Ajay Adv



SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 113, R.S KHATIAN NO. 529, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.1111 DEC. OUT OF 40 DEC



*निर्माता के द्वारा किया*

L.T.I of Bataw Wadh  
By the Pen of Ajay Adv

L.T.I of Mina Wadh  
By the Pen of Ajay Adv

REAL DEVELOPERS PRIVATE LIMITED  
Ananta Chak  
Director / Asst. Chief Engineer



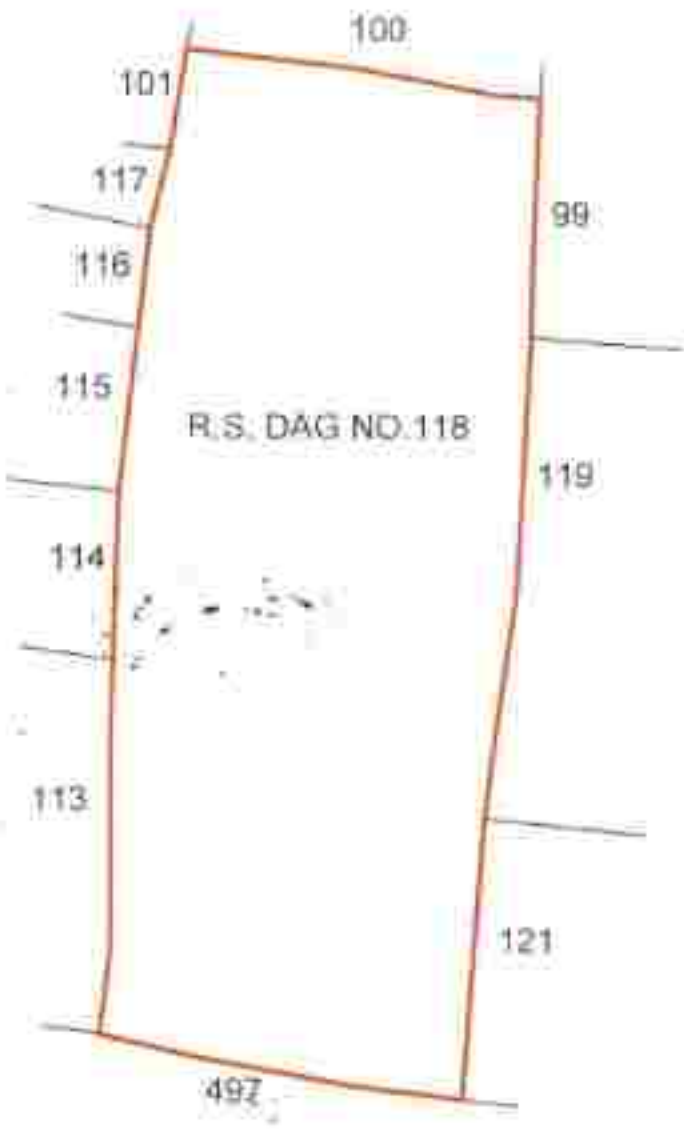
At Sub-Registrar's Office,  
Alipore, South 24 Parganas


22 APR 2023

*[Signature]*

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO -25 UNDER PART OF R.S. DAG NO. - 118, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS. UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 3.8389 DEC. OUT OF 131. DEC.



  
 L.T.I of Babai' Whast  
 By the Pen of Alexy AN

  
 L.T.I of Mina Whosh  
 By the Pen of Alexy AN

Wishanandika Moya

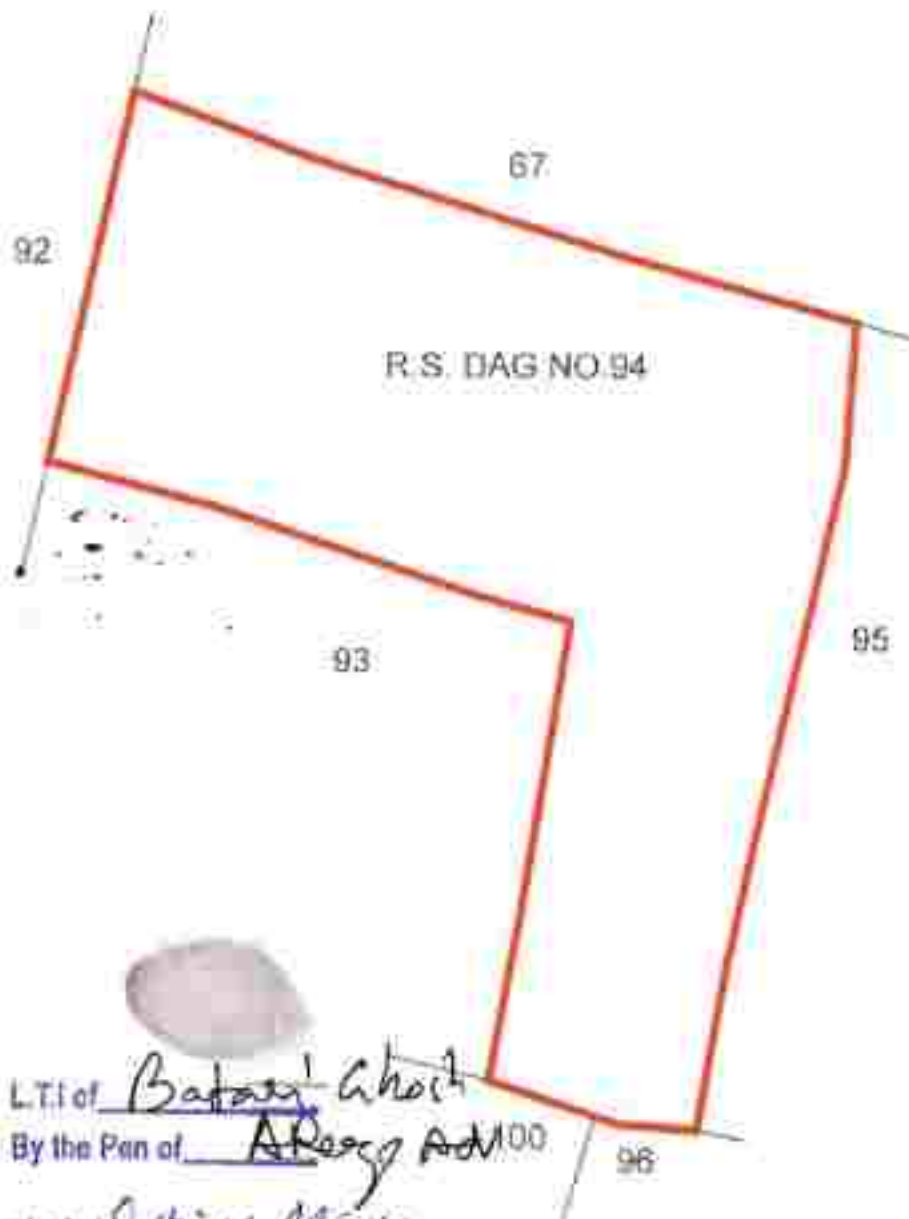
  
 Anant Ghosh  
 D.M. (Authorized Signatory)



Registrar of Companies  
Bangalore, South 24, Karnataka  
Registration No. 1906  
20.2 APR 2023

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO -25 UNDER PART OF R.S.  
DAG NO. - 94, R.S.KHATIAN NO. 181, P.S. -KASHIPUR (FORMERLY BHANGAR),  
DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1/1687 DEC. OUT OF 42 DEC.



L.T.I of Bataary Ghosh  
By the Pen of A. Raza Adv<sup>100</sup>

*Mina Ghosh*

FOR DEVELOPMENTAL WORK  
Ananta Ghosh  
Director / Authorized Signatory

L.T.I of Mina Ghosh  
By the Pen of A. Raza Adv

97/352



4  
District Sub-Registrar-IV  
Registrar (S) of  
Registration 1906  
Alipore, Bhowanipore, West Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



ई-संग्रहीत आयकर भुगतान कार्ड  
e-Submitted Income Tax Return Card

DUYPG7933M



नाम / Name  
BATAJI GHOSH

पते का नाम / Address Name  
LALIT MOHAN GHOSH

जन्म तिथि / Date of Birth  
20/11/1958

L.T.No. Bataji Ghosh  
By the Pen of Alexy Aor

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to ensure the validity of the results.

3. The third part of the document describes the different types of data that can be collected and analyzed. It includes information on both quantitative and qualitative data, as well as the various sources from which data can be obtained.

4. The fourth part of the document discusses the importance of data analysis and interpretation. It explains how data analysis can help identify trends, patterns, and relationships, and how these insights can be used to make informed decisions.

5. The fifth part of the document provides a detailed overview of the various statistical methods and techniques used in data analysis. It covers topics such as descriptive statistics, inferential statistics, and regression analysis.

6. The sixth part of the document discusses the importance of data visualization and reporting. It explains how data visualization can help communicate complex information in a clear and concise manner, and how reporting can be used to share the results of the analysis.

7. The seventh part of the document provides a summary of the key findings and conclusions of the study. It highlights the main results and discusses their implications for future research and practice.

8. The eighth part of the document includes a list of references and a list of figures and tables. The references list the sources of information used in the study, and the figures and tables provide a visual representation of the data and results.

9. The ninth part of the document includes a list of appendices and a list of footnotes. The appendices provide additional information and data that are not included in the main body of the document, and the footnotes provide additional information and references.

10. The tenth part of the document includes a list of acknowledgments and a list of contact information. The acknowledgments thank the individuals and organizations that provided support and assistance during the study, and the contact information provides a way for readers to get in touch with the author.




**ভারত সরকার**

**স্বাক্ষরিত আদায়**

Application No. 25 / Dated: 16/04/2025  
 16/04/2025

Name: **Mr. A. K. Ghosh**  
 Address: **10/10, 1st Floor, 24 Park Road, West Bengal 741002**

No: 2045 / 24 / 16/04/25 / 16/04/25  
  
 20451776393



আদায় সংখ্যা / Your Assesment NO. :  
**3814 1668 6393**

আদায় - সাধারণ মানুষের অধিকার

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Name: **Mr. A. K. Ghosh**  
 Address: **10/10, 1st Floor, 24 Park Road, West Bengal 741002**




**3814 1668 6393**

আদায় - সাধারণ মানুষের অধিকার

*Botan' Ghosh*  
*Alegg Adv*

L.T.I of \_\_\_\_\_  
 By the Pen of \_\_\_\_\_



- भारत (भारत) के लिए, आधिकारिक रूप से।
- भारत (भारत) के लिए, आधिकारिक रूप से।

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- भारत (भारत) के लिए।
- भारत (भारत) के लिए, आधिकारिक रूप से।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विश्वविद्यालय  
Unique Identification Authority of India

Office: Bangalore, India | Address: Post Office: South D  
Bangalore, India, PIN: 560011 | P.O. Box: Bangalore, India  
Bengal, India

3814 1668 6393

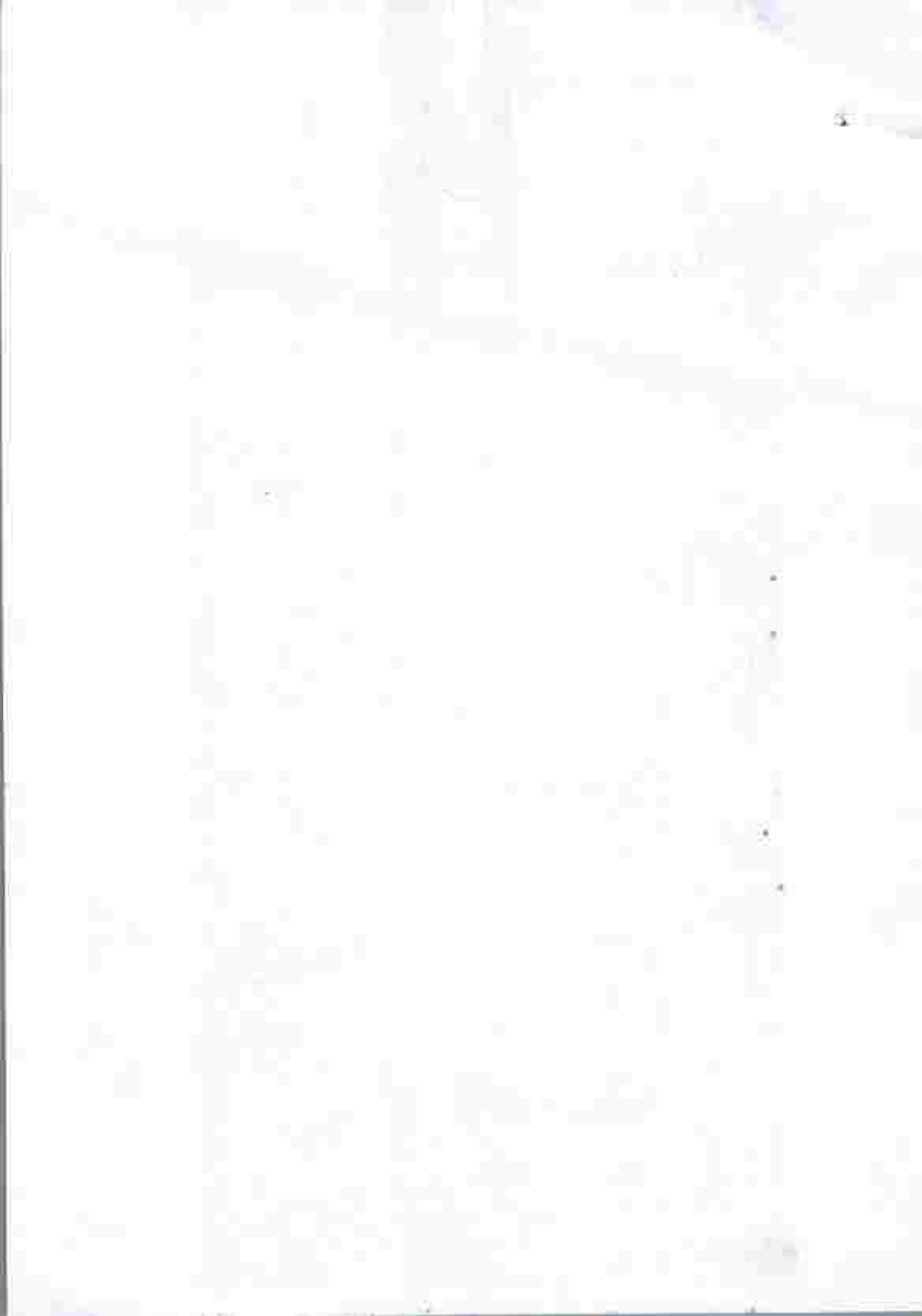


1800 300 1217

www.aadhaar.gov.in

www.aadhaar.gov.in







1871

Dear Mother  
I received your letter of the 10th and was  
glad to hear from you. I am well and  
hope these few lines will find you the same.

I have not much news to write at present.  
The weather here is very pleasant now.  
I have been out for a walk every day.

I have not heard from you for some time.  
I hope you are all well. I would like  
to hear from you very much.

I must close for this time. Write soon.  
I am your affectionate son,  
John Smith

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

Permanent Account Number

AABCK3070E



KYAL DEVELOPERS PRIVATE LIMITED

*Anand Chakraborty*  
Director / Authorized Signatory



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

AMRITA GHOSH  
 BIPLOB GHOSH  
 30/06/1991

Permanent Account Number  
**BLRPGSR079F**

*Amrita Ghosh*




**भारत सरकार**  
**Government of India**


**नाम / Name**  
**Amrita Ghosh**  
**पिता / पिता का नाम**  
**Father - Biplob Ghosh**

**www.uidai.gov.in**  
**30/06/1991**  
**लिंग / Male**



**2744 4498 2164**


**भारतीय唯कचिणन आधिकारिक प्राधिकरण**  
**Unique Identification Authority of India**

**सिवांग / A Right Name**  
**सुधारकारी, ठीक, समस्त**  
**संकेत 30-संकेत, सही नाम**

**Address: S/O: Biplob Ghosh,**  
**BELACHANDI, Gocharan,**  
**South 24 Parganas,**  
**Gocharan, West Bengal,**  
**743391**

**2744 4498 2164**

*Amrita Ghosh*

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the monthly budget. It includes categories for housing, utilities, food, and entertainment. Each category is further divided into sub-items, such as rent, electricity, groceries, and dining out. This level of detail allows for a clear understanding of where the money is being spent.

The third part of the document focuses on investment strategies. It suggests that a diversified portfolio is key to long-term financial growth. The author mentions various asset classes, including stocks, bonds, and real estate, and provides insights into how to allocate funds across these different areas based on risk tolerance and investment goals.

Finally, the document concludes with a section on retirement planning. It highlights the importance of starting early and contributing consistently to a retirement fund. The author also discusses different types of retirement accounts and the benefits of each, providing a clear path forward for anyone looking to secure their future.



Nijamudaliy MOHAN  
Nijamudaliy MOHAN

1912

Handwritten notes and text, mostly illegible due to fading and bleed-through.

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वास्तविक निश्चित बहुव्ययन प्रामाणिक रखा

भारत सरकार  
Ministry of Information and Public Relations of India  
Government of India

Dr. Anura No. - 2/85/7246/107/857

श्री  
श्रीम. निशुददीन मोहम्मद  
2/3, Khasra No. 19/1, 19/2  
Nasirabad  
District  
Baramulla, Jammu & Kashmir  
Pin Code - 191002  
9788811114



आपका आधार नम्बर/Your Aadhaar No.

4016 2375 5842

मेरा आधार, मेरी पहचान



वास्तविक निश्चित बहुव्ययन प्रामाणिक रखा



श्री  
श्रीम. निशुददीन मोहम्मद



4016/2375/5842

मेरा आधार, मेरी पहचान

*Nishuuddeen Mulla*

*Nishuuddeen Mulla*





# IDENTITY CARD

## ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7339, CRIMINAL : 2479-1477



Card No. **IC/896**

Name **ALANGIR REZA** Advocate

Father's/Husband's name **Jahangir Reza**

Address **28/1, Judges Court Road**

**Kolkata-700 027**

Ph. No. **98319 60557**

W.B. Bar Council Enrolment No. **F-1194/03**

*Alangir Reza*  
SECRETARY

*Alangir Reza*  
*22/07/22*

1. The first part of the document discusses the importance of maintaining accurate records of all transactions.

2. It is essential to ensure that all entries are supported by appropriate documentation and receipts.

3. The second section outlines the procedures for handling discrepancies and errors in the accounts.

4. Regular audits are conducted to verify the accuracy of the financial statements.

5. The final part of the document provides a summary of the key findings and recommendations.



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001120545/2022	Office where deed will be registered
Query Date	11/04/2022 2:18:46 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Saran, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL,, PIN - 700026, Mobile No : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement (No of Agreement : 2), [4311] Receipt (Rs : 10,00,000/-)	
Set Forth value	Market Value	
Rs. 31,25,200/-	Rs. 31,25,200/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 83,777/- (Article 23)	Rs. 41,266/- (Article A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Pargonea, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	2.8056 Dec	5,49,911/-	5,49,911/-	
L2	RS-102	RS-629	Bastu	Danga	4.2778 Dec	8,38,470/-	8,38,470/-	
L3	RS-111	RS-629	Bastu	Danga	0.3333 Dec	66,328/-	66,328/-	
L4	RS-112	RS-629	Bastu	Danga	2.6111 Dec	5,11,768/-	5,11,768/-	
L5	RS-113	RS-629	Bastu	Danga	1.1111 Dec	2,17,781/-	2,17,781/-	
L6	RS-116	RS-629	Bastu	Danga	3.6389 Dec	7,13,243/-	7,13,243/-	
L7	RS-94	RS-181	Bastu	Shali	1.1687 Dec	2,28,679/-	2,28,679/-	
		<b>TOTAL :</b>			<b>15.9445Dec</b>	<b>31,25,200 /-</b>	<b>31,25,200 /-</b>	
		<b>Grand Total :</b>			<b>15.9445Dec</b>	<b>31,25,200 /-</b>	<b>31,25,200 /-</b>	





**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<b>BATASI GHOSH</b> Daughter of Late Lalit Mohan Ghosh,Paraspukur, City:- , P.O:- Bhangar, P.S-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. DQxxxxxx3M, Aadhaar No. 38xxxxxxx6393,Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	<b>MINA GHOSH</b> Wife of Shankar Ghosh,Paraspukur, City:- , P.O:- Bhangar, P.S:- Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. DKxxxxxx4Q, Aadhaar No: 73xxxxxxx7518,Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	<b>NIJAM UDDIN MOLLA</b> Son of Abdul Jall Molla,Kabildanga, Village:- Kabildanga, P.O:- Barmunia, P.S-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No. CQxxxxxx3Q, Aadhaar No. 40xxxxxxx5842,Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<b>KYAL DEVELOPERS PRIVATE LIMITED ( Private Limited Company )</b> 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S-Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI,Status: Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	<b>AMRITA GHOSH</b> Son of Biplob Ghosh,Baliachandi, Goochran, City:- , P.O:- Baliachandi, P.S:- Joynagar, District-South 24-Parganas, West Bengal, India, PIN- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. BLxxxxxx9F, Aadhaar No - 27xxxxxxx2184	KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

Name & address
<b>ALAMGIR REZA</b> Son of Jahangir Reza 29/1, Judges Court Road, City:- , P.O:- Alipore, P.S-Alipore, District-South 24-Parganas, West Bengal, India, PIN- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of India, Identifier Of BATASI GHOSH, MINA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA



Query No: 2401100846 of 2023, Printed On : Apr 10 2023 11:28AM, Generated from kb/registrars/jas.in



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-05-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 11-05-2022).
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

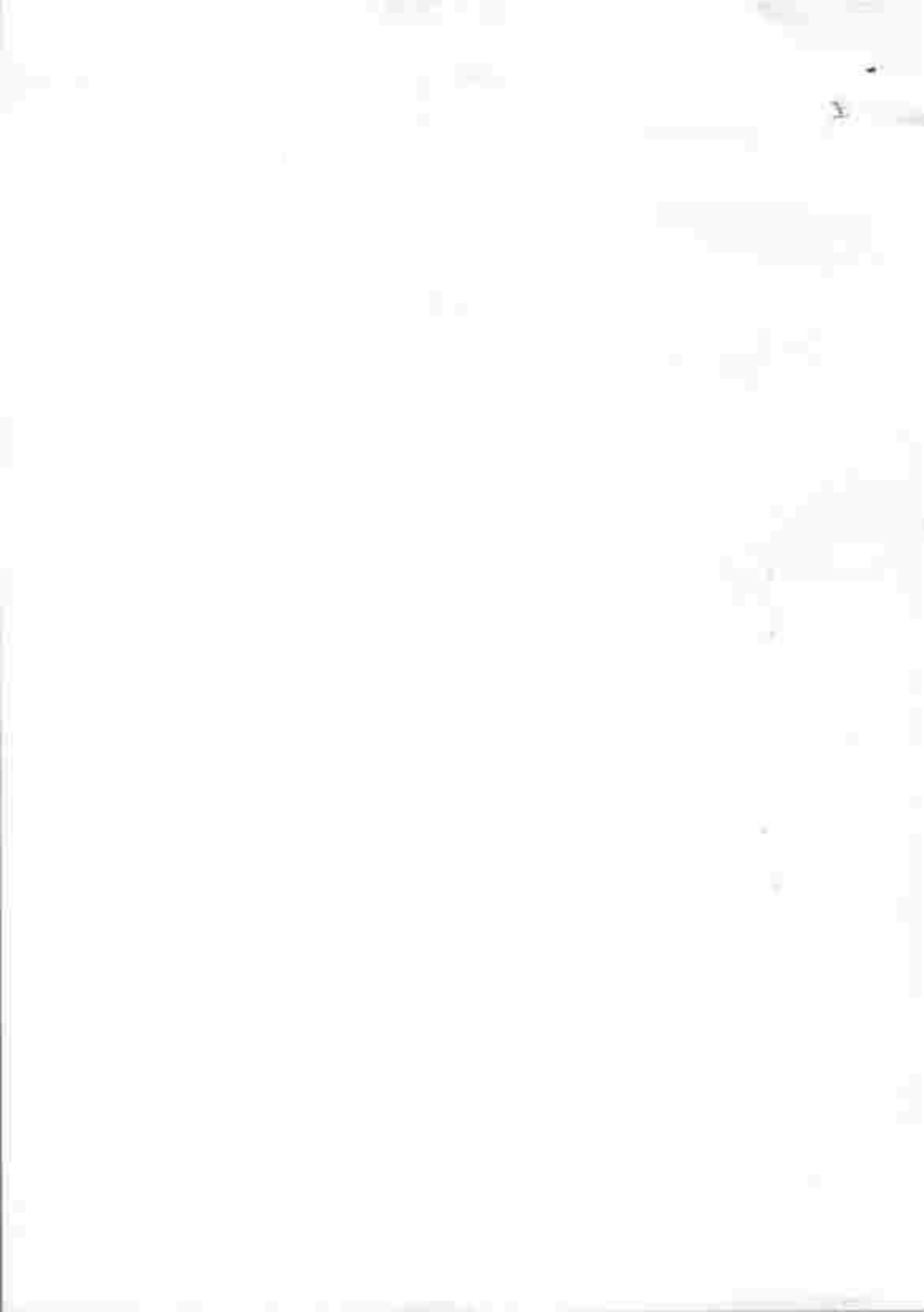


Query No: 280112842 of 2022, Filed On: Apr 10 2022 11:39AM, Generated from: wregistration.gov.in



4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA.







Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230007535061 Payment Mode: Online Payment  
GRN Date: 13/04/2022 15:37:34 Bank/Gateway: Indian Overseas Bank  
BRN : 202204130632751 BRN Date: 13/04/2022 15:04:34  
Payment Status: Successful Payment Ref. No: 2001120545/3/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: KYAL DEVELOPERS PVT LTD  
Address: 122/1R SATYENDRA NATH MAJUMDER SARANI, KOLKATA - 700 026  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2001120545  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2001120545/3/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/c Description	Head of A/c	Amount (₹)
1	2001120545/3/2022	Property Registration-Stamp duty	0030-02-103-003-02	93777
2	2001120545/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	41266
			<b>Total</b>	<b>135043</b>

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND FORTY THREE ONLY.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042001120545/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	BATASI GHOSH Panapukur, City> . P.O-> Bhangar, P.S.-Bhangar, District-South 24- Parganas, West Bengal, India. PIN- 743502	Seller			Signature with LTI of <u>Batasi Ghosh</u> by the Pen of <u>Aranya</u> 22.4.22
2	MINA GHOSH Panapukur, City> . P.O-> Bhangar, P.S.-Bhangar, District-South 24- Parganas, West Bengal, India. PIN- 743502	Seller			Signature with LTI of <u>Mina Ghosh</u> by the Pen of <u>Aranya</u> 22.4.22
3	AMRITA GHOSH Belachand, Gocharan City> . P.O-> Belachand, P.S.- Jyningar, District-South 24-Parganas, West Bengal, India, PIN- 743301	Represent ative of Buyer [KYAL DEVELOP ERS PRIVATE LIMITED]			Signature with LTI of <u>Amrita Ghosh</u> 22/04/22

22.4.22



I. Signature of the Person

at Private Residence.

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	NUJAM UDDIN MOLLA Kabilidanga, Village- Kabilidanga, P.O.- Bamunia, P.S.-Bhangar, District-South 24- Parganas, West Bengal, India, PIN- 743502	Seller			<i>Nujam Uddin Molla</i> 02/04/22
Sl. No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALAMGIR REZA Son of Jahangir Reza 28/1 Judges Court Road, City- P.O.- Aipore, P.S.-Aipore, District-South 24- Parganas, West Bengal, India, PIN- 743027	BATASI GHOSH, MINA GHOSH, AMRITA GHOSH NUJAM UDDIN MOLLA			<i>Alamgir Reza</i> 22.06.22

(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal



## Major Information of the Deed

Deed No :	I-1604-04186/2022	Date of Registration	25/04/2022
Query No / Year	1604-2001120545/2022	Office where deed is registered	
Query Date	11/04/2022 2:18:46 PM	D.S.R. - IV SOUTH 24-PARGANAS, District, South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Salyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 31,25,200/-	Rs. 31,25,200/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 93,877/- (Article 23)	Rs. 41,298/- (Article A(1), E.)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S.-> Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	2.6056 Dec	5,49,911/-	5,49,911/-	
L2	RS-102	RS-629	Bastu	Danga	4.2778 Dec	8,38,470/-	8,38,470/-	
L3	RS-111	RS-629	Bastu	Danga	0.3333 Dec	65,328/-	65,328/-	
L4	RS-112	RS-629	Bastu	Danga	2.6111 Dec	5,11,788/-	5,11,788/-	
L5	RS-113	RS-629	Bastu	Danga	1.1111 Dec	2,17,781/-	2,17,781/-	
L6	RS-118	RS-629	Bastu	Danga	3.6389 Dec	7,13,243/-	7,13,243/-	
L7	RS-94	RS-181	Bastu	Shali	1.1667 Dec	2,28,679/-	2,28,679/-	
		<b>TOTAL :</b>			<b>15.9445Dec</b>	<b>31,25,200 /-</b>	<b>31,25,200 /-</b>	
	<b>Grand Total :</b>				<b>15.9445Dec</b>	<b>31,25,200 /-</b>	<b>31,25,200 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BATASI GHOSH</b> Daughter of Late Lalit Mohan Ghosh Panapukur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: DGxxxxxx3M, Aadhaar No: 38xxxxxxxx8393, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
2	<b>MINA GHOSH</b> Wife of Shankar Ghosh Panapukur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: DKxxxxxx4Q, Aadhaar No: 73xxxxxxxx7518, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
3	<b>NUJAM UDDIN MOLLA</b> Son of Abdul Jalil Molla Kabildanga, Village:- Kabildanga, P.O:- Bamunia, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No.: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence

**Buyer Details :**

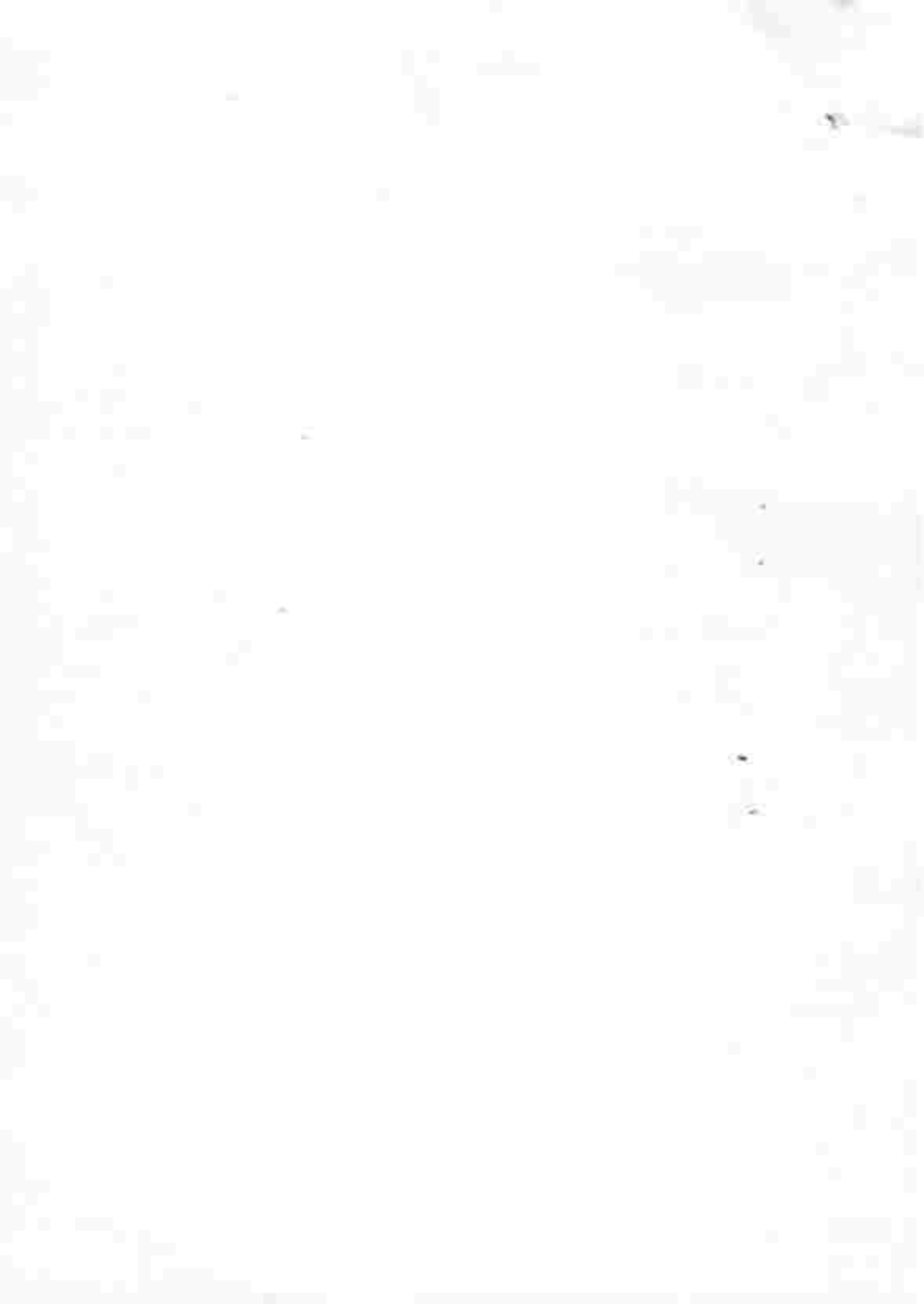
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumdar Sarani, 4th Floor, City:- , P.O:- Kallghat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.: AAxxxxxxDE, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative- Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMRITA GHOSH (Presentant )</b> Son of Biplob Ghosh Beliechandi, Gocharan, City:- , P.O:- Beliechandi, P.S:-Joyntagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743381, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ALAMGIR REZA</b> Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of BATASI GHOSH, MINA GHOSH, AMRITA GHOSH, NUJAM UDDIN MOLLA			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.9352 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.42593 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.1111 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.870367 Dec

**Transfer of property for L5**

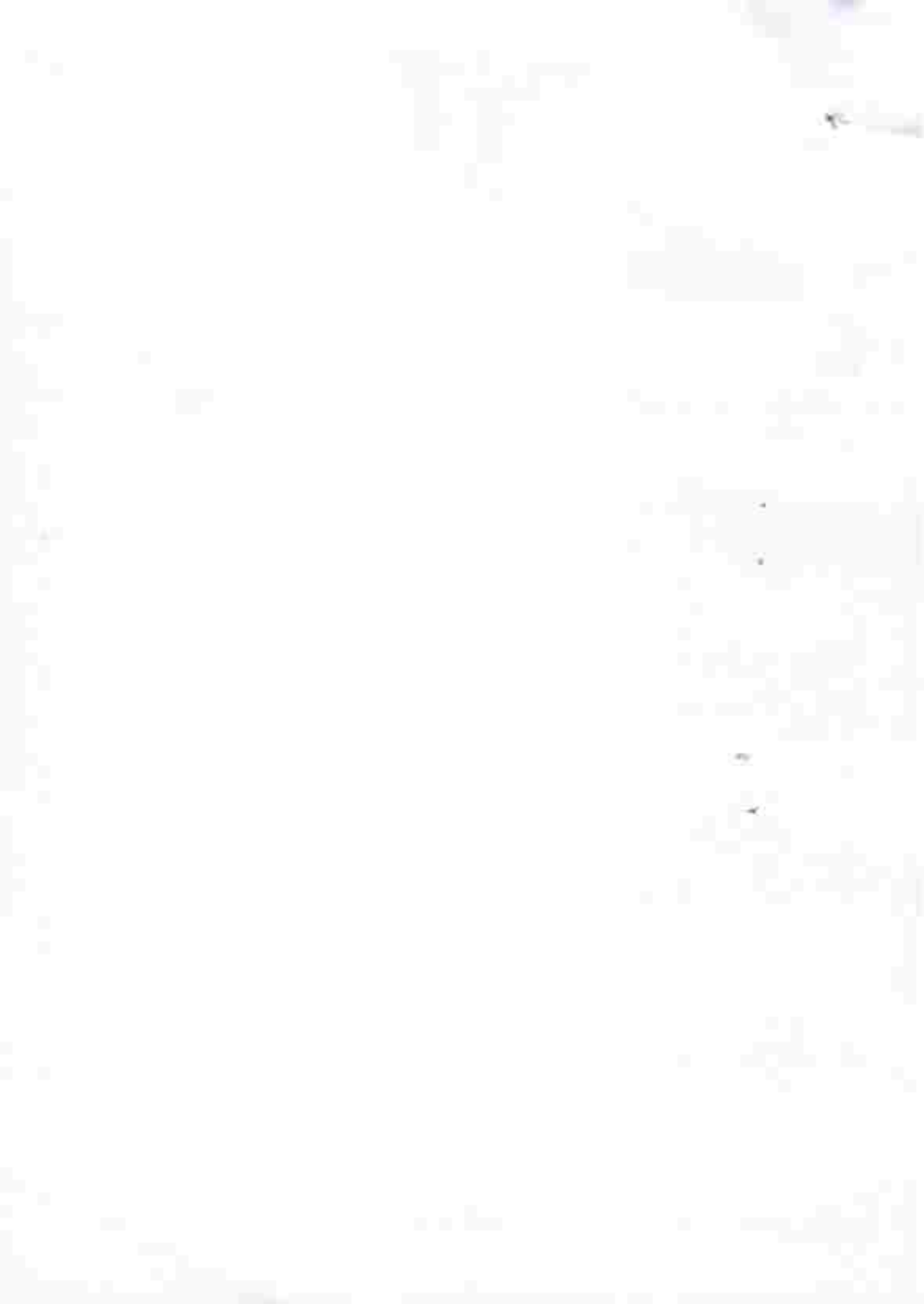
Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.370367 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.21297 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	BATASI GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec
2	MINA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec
3	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.3889 Dec



On 21-04-2022

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,25,200/-

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 22-04-2022

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:20 hrs on 22-04-2022, at the Private residence by AMRITA GHOSH .

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 22/04/2022 by 1. BATASI GHOSH, Daughter of Late Lalit Mohan Ghosh, Parapukur, P.O. Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 2. MINA GHOSH, Wife of Shankar Ghosh, Parapukur, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife, 3. NIJAM UDDIN MOLLA, Son of Abdul Jallil Molla, Kabilidanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Indebted by ALAMGIR REZA, , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 22-04-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City, , P.O:- Kalighat, P.S: Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indebted by ALAMGIR REZA, , Son of Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

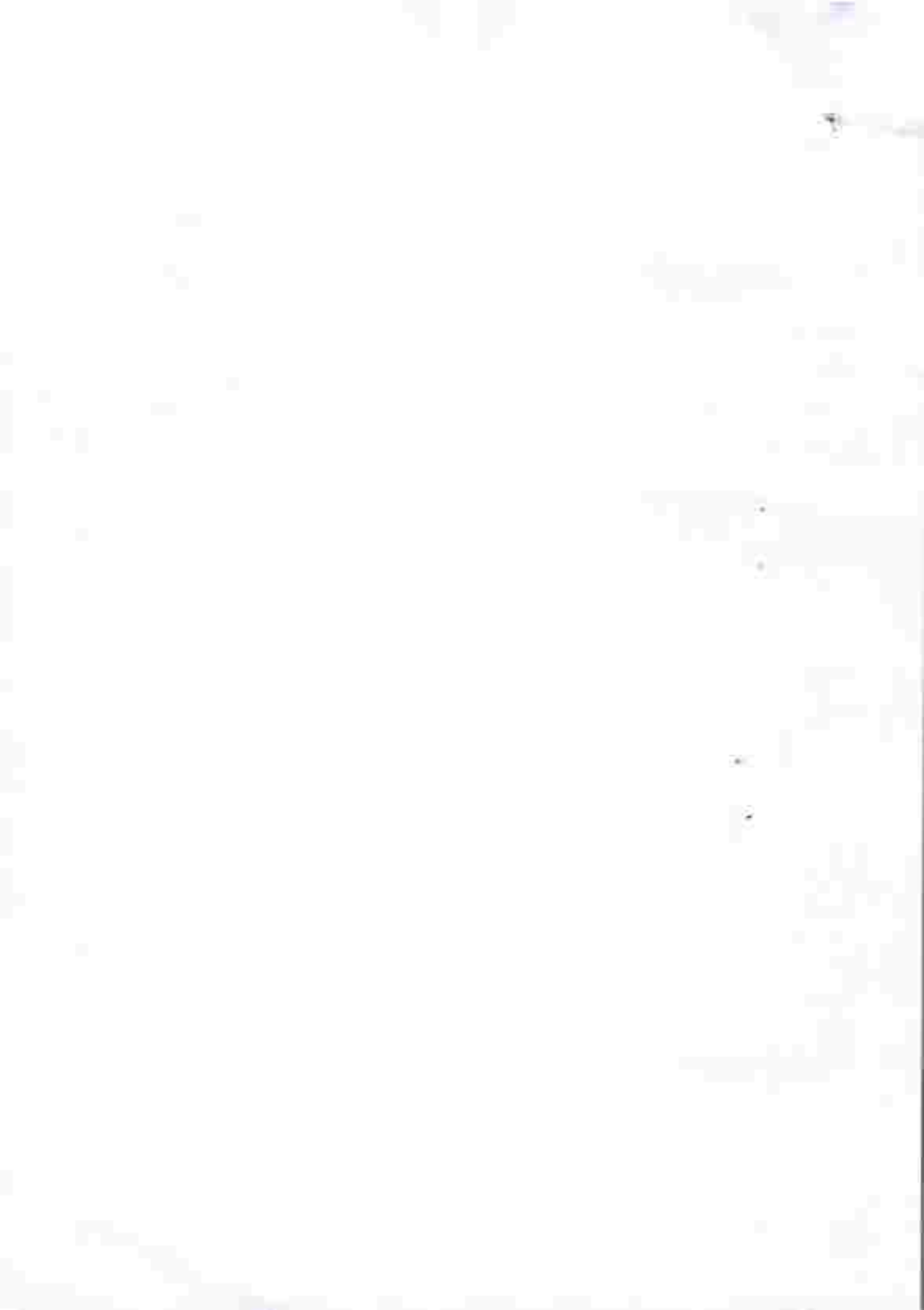
On 25-04-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 23 of Indian Stamp Act 1989

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 41,298/- ( A(1) = Rs 31,252/- ,B = Rs 10,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 41,266/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/04/2022 - 3:38PM with Govt. Ref. No: 192022230007535001 on 13-04-2022, Amount Re: 41,266/-, Bank Indian Overseas Bank ( IOBA0000015), Ref. No. 202204130832751 on 13-04-2022, Head of Account 0030-03-104-00  
-1E



**Payment of Stamp Duty**

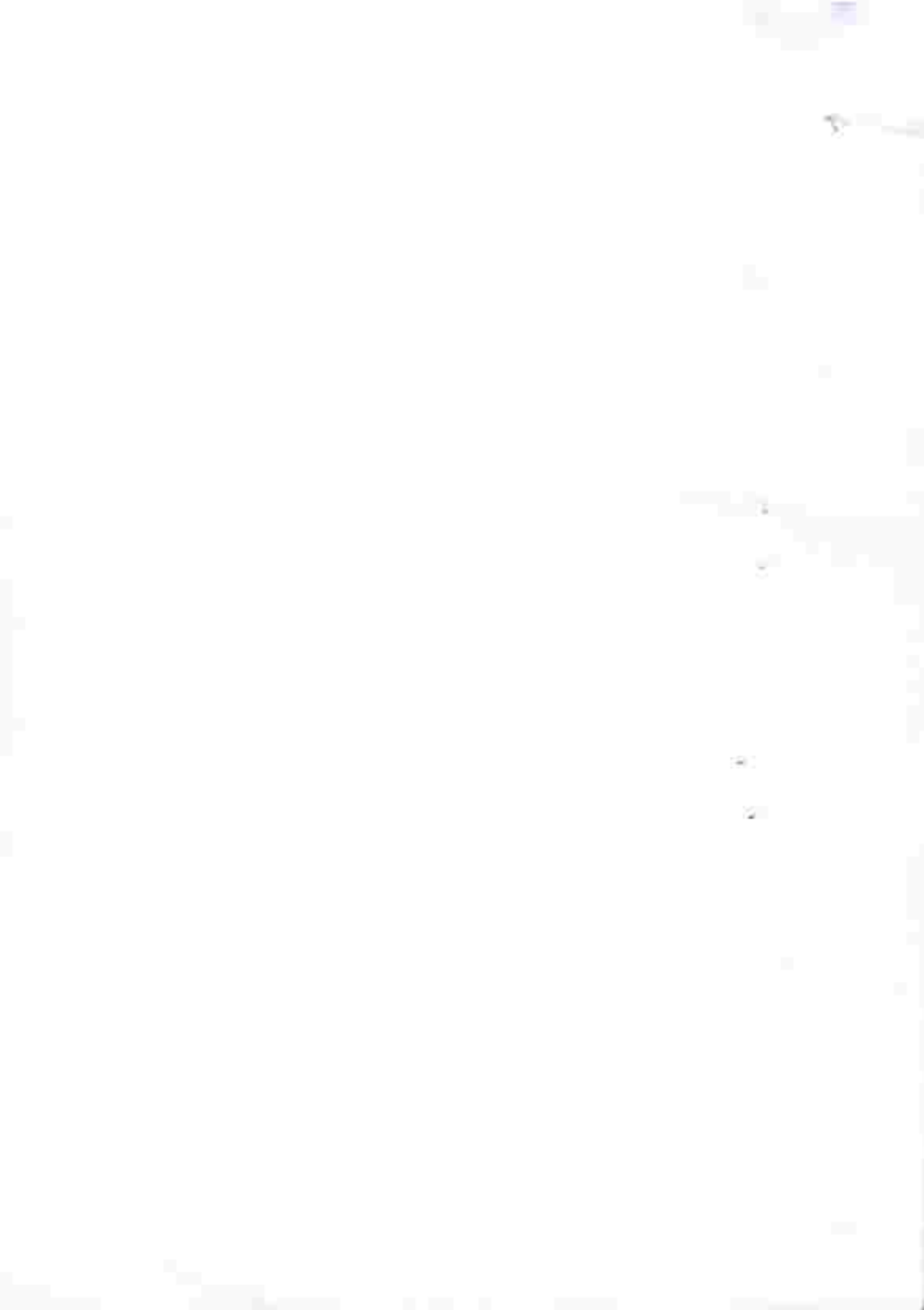
Certified that required Stamp Duty payable for this document is Rs. 93,777/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 93,777/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 29250, Amount: Rs.100/-, Date of Purchase: 26/10/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/04/2022 3:38PM with Govt. Ref. No: 19202230007535081 on 13-04-2022, Amount Rs: 93,777/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202204130632751 on 13-04-2022. Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 146226 to 146264

being No 160404186 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.04.26 14:26:17 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/04/26 02:26:17 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

01954/22

T 4187/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 605689

25/09/2022  
 201118388/2022  
 9:35 P.M.

पश्चिम बंगाल सरकार  
 पश्चिम बंगाल सरकार  
 पश्चिम बंगाल सरकार  
 पश्चिम बंगाल सरकार

District Sub-Registrar's Office  
 Registrar's Office No. 121 of  
 Alipore, South 24 Parganas  
 25 APR 2022

CONVEYANCE

1. Date: 22.4.22
2. Place: Kolkata
3. Parties

3-35 P.M.  
 22/4/22

*(Handwritten signature)*

25/4/22  
 25/4/22

29252

26 OCT 2021

Rs. 100/- Date  
Stamp: ALAMGIR REZA  
ADVOCATE  
Alipore JUDGES COURT  
KOL-27  
Vendor: No. 365/2003

Ananta Ghosh

SUBHANKAR DAS  
STAMP VENDOR  
Alipore Police Court, Kol-27



V.C.T. 1  
NO. 2733

ANANTA DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory



V.C.T. 1  
NO. 2742

স্বাক্ষর



V.C.T. 1  
NO. 2734

with model in hand

Sub-Registrar  
Alipore U.P.S. 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
22 APR 2021

Identified by me  
Alamgir Reza Adv  
s/o. Jahangir Reza  
28/1, Judge Court Road  
P.O. G.P.S. Alipore  
Kol-27

- 3.1 **NAMITA GHOSH (PAN DUVPG9658G and Aadhaar No. 5272 6150 6601)**, daughter of Late Lalit Mohan Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Andulia, Chowhata, Haroa, Post Office Chowhata, PIN-743425, Police Station Haroa, District North 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E)**, having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4<sup>th</sup> Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F&Aadhaar No. 274444982164)**, son of Biplob Ghosh, residing at Beliachandi Gocharan, Post Office Beliachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391(**Purchaser**, includes successors-in-interest)

**And**

- 3.3 **NIJAM UDDIN MOLLA (PAN CQZPM5223Q and Aadhaar No. 401623755842)**, son of Abdul Jalil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kabilidanga, Post Office Bamunia, PIN-743502, Police Station Bamunia, District South 24 Parganas(**Confirming Party**, includes successors-in-interest)

The Vendor, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 1.4028 (one point four zero two eight) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below and the said R.S. Dag No.100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (2) land classified as *danga*(highland) measuring 2.1389 (two point one three eight nine) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below and the said R.S. Dag No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And** (3) land classified as *danga*(highland) measuring 0.1667 (zero point one six six seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipura, South 24 Parganas

22 APR 2017

R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below and the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon **And (4)** land classified as *danga* (highland) measuring 1.3056 (one point three zero five six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below and the said R.S. Dag No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon **And (5)** land classified as *danga* (highland) measuring 0.5556 (zero point five five five six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below and the said R.S. Dag No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon **And (6)** land classified as *danga* (highland) measuring 1.8194 (one point eight one nine four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below and the said R.S. Dag No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And (7)** land classified as *sah* (agricultural) measuring 0.5833 (zero point five eight three three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below and the said R.S. Dag No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

## 5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor and Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:



Registrar of Companies, West Bengal  
Registration No. 123 of  
Company, South West Bengal  
22 APR 2017

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of (1) land measuring 101 (one hundred and one) decimal, being the entirety of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Uttam**), (2) land measuring 154 (one hundred and fifty four) decimal, being the entirety of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Uttam**), (3) land measuring 12 (twelve) decimal, being the entirety of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Uttam**), (4) land measuring 94 (ninety four) decimal, being the entirety of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Uttam**), (5) land measuring 40 (forty) decimal, being the entirety of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Uttam**), (6) land measuring 131 (one hundred and thirty one) decimal, being the entirety of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property Of Uttam**) and (7) land measuring 42 (forty two) decimal, being the entirety of R.S. Dag No. 94, recorded under R.S. Khatian No. 481, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property Of Uttam**). The First Property Of Uttam, Second Property Of Uttam, Third Property Of Uttam, Fourth Property Of Uttam, Fifth Property Of Uttam, Sixth Property Of Uttam and Seventh Property of Uttam (collectively **Mother Property**).

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Das, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heirs-at-law, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Sashibala Das:** Said Sashibala Das, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish



U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES  
REGISTRATION DIVISION  
22 APR 2017

Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khatish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Lalit Mohan Ghosh:** In the above mentioned circumstances said Lalit Mohan Ghosh became the sole and absolute owner in respect of (1) land measuring 11.2222 (eleven point two two two two) decimal, more or less, out of the First Property Of Uttam (**First Larger Property**), (2) land measuring 17.1111 (seventeen point one one one one) decimal, more or less, out of the Second Property Of Uttam (**Second Larger Property**), (3) land measuring 1.3333 (one point three three three three) decimal, more or less, out of the Third Property Of Uttam (**Third Larger Property**), (4) land measuring 10.4444 (ten point four four four four) decimal, more or less, out of the Fourth Property Of Uttam (**Fourth Larger Property**), (5) land measuring 4.4444 (four point four four four four) decimal, more or less, out of the Fifth Property Of Uttam (**Fifth Larger Property**), (6) land measuring 14.5556 (fourteen point five five five six) decimal, more or less, out of the Sixth Property Of Uttam (**Sixth Larger Property**) and (7) land measuring 4.6667 (four point six six six seven) decimal, more or less, out of the Seventh Property Of Uttam (**Seventh Larger Property**), the First Larger Property, Second Larger Property, Third Larger Property, Fourth Larger Property, Fifth Larger Property, Sixth Larger Property and Seventh Larger Property (collectively **Larger Property**), free from all encumbrances.

5.1.5 **Demise of Lalit Mohan Ghosh:** Said Lalit Mohan Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his (one) son, Amiya Ghosh and 7 (seven) daughters, namely, (1) Batasi Ghosh, (2) Karuna Ghosh, (3) Shanti Ghosh, (4) Mina Ghosh, (5) Maya Ghosh, (6) Namita Ghosh and (7) Ashima Ghosh, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Lalit Mohan Ghosh in the Larger Property, free from all encumbrances.

5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Namita Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.7 **Agreement with Confirming Party:** Nizam Uddin Molla (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.



5

Sub-Registrar IV  
Registration 1006  
Bangalore, South 2d Circle

22 APR 2022

- 5.1.8 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Party herein.
- 5.1.9 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor and Confirming Party jointly and severally represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1975 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor/Confirming Party:** The Vendor and/or Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax



attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khos*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

## 7. Transfer

**Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *sah* (agricultural) measuring 1.4028 (one point four zero two eight) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below and the said R.S. Dag No. 100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (2) the Second Property, i.e., land classified as *danga* (highland) measuring 2.1389 (two point one three eight nine) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District



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22 APR 2007

South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below and the said R.S. Dag No.102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property, i.e., land classified as *danga* (highland) measuring 0.1667 (zero point one six six seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below and the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property, i.e., land classified as *danga* (highland) measuring 1.3056 (one point three zero five six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** below and the said R.S. Dag No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Property, i.e., land classified as *danga* (highland) measuring 0.5556 (zero point five five five six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** below and the said R.S. Dag No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon **And (6)** the Sixth Property, i.e., land classified as *danga* (highland) measuring 1.8194 (one point eight one nine four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** below and the said R.S. Dag No. 118 is delineated on **Plan-F** annexed hereto and bordered in colour **Red** thereon **And (7)** the Seventh Property, i.e., land classified as *sah* (agricultural) measuring 0.5833 (zero point five eight three three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** below and the said R.S. Dag No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Party hereby confirms such sale.

7.1 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.17,07,500/- (Rupees Seventeen Lac Seven Thousand Five Hundred only) **(Total Consideration)** out of which



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Registrar (C) 7 (2) of  
Bangladesh, Sec. 100C  
Dhaka, Digha 24 Parganas

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the Purchaser has paid Rs. 12,07,500/- (Rupees Twelve Lac Seven Thousand Five Hundred only) directly to the Vendor receipt of which Vendor hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.5,00,000/- (Rupees Five Lac only) to the Confirming Party towards reimbursement of earnest money and nomination profit, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

#### **8. Terms of Transfer**

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor and Confirming Party have in the Said Property and all other appurtenances including but not limited to customary and other rights of essements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor and Confirming Party:** express indemnification by the Vendor and the Confirming Party about the correctness of the Vendor's title, Vendor's authority to sell, Confirming Party's right to nominate and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor and/or the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under the Vendor and/or the Confirming Party in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor and/or the Confirming Party shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor and/or the Confirming Party, forthwith



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take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and



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classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor and the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor and the Confirming Party further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor and/or the Confirming Party in any manner. The Vendor and the Confirming Party hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**First Schedule**  
**Part I**  
**(First Property)**

Land vacant classified as *sah* (agricultural) measuring 1.4028 (one point four zero two eight) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Kharan No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas



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1008  
7 APR 2022

and the said R.S. Dag No. 100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : BY R.S Dag No. 100 & 96
- On the East** : BY R.S Dag No. 96 & 99
- On the South** : BY R.S Dag No. 101 & 118
- On the West** : BY R.S Dag No. 92, 101 & 102

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Property and appurtenances and inheritances for access and user thereof.

### **Part II (Second Property)**

Land vacant classified as *danga* (highland) measuring 2.1389 (two point one three eight nine) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 102 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : BY R.S Dag No. 92
- On the East** : BY R.S Dag No. 100 & 101
- On the South** : BY R.S Dag No. 103 & 105
- On the West** : BY Mouza Hatisala

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Property and appurtenances and inheritances for access and user thereof.

### **Part III (Third Property)**

Land vacant classified as *danga* (highland) measuring 0.1667 (zero point one six six seven) decimal, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : BY R.S Dag No. 107
- On the East** : BY R.S Dag No. 112
- On the South** : BY R.S Dag No. 497
- On the West** : BY Mouza Hatisala



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**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Third Property and appurtenances and inheritances for access and user thereof.

**Part IV  
(Fourth Property)**

Land vacant classified as *darga* (highland) measuring 1.3056 (one point three zero five six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 112 is delineated on **Plan-D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 109 & 114
- On the East** : By R.S. Dag No. 113
- On the South** : By R.S. Dag No. 497
- On the West** : By R.S. Dag Nos 111

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fourth Property and appurtenances and inheritances for access and user thereof.

**Part V  
(Fifth Property)**

Land vacant classified as *darga* (highland) measuring 0.5556 (zero point five five five six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 113 is delineated on **Plan-E** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. Dag No. 114
- On the East** : By R.S. Dag No. 118
- On the South** : By R.S. Dag Nos. 497
- On the West** : By R.S. Dag No. 112

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fifth Property and appurtenances and inheritances for access and user thereof.



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**Part VI**  
**(Sixth Property)**

Land vacant classified as *danga* (highland) measuring 1.8194 (one point eight one nine four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 529, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 118 is delineated on **Plan-P** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. Dag No. 100  
**On the East** : By R.S. Dag Nos. 99, 119 & 121  
**On the South** : By R.S. Dag No. 497  
**On the West** : By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Sixth Property and appurtenances and inheritances for access and user thereof.

**Part VII**  
**(Seventh Property)**

Land vacant classified as *soil* (agricultural) measuring 0.5833 (zero point five eight three three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 94 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. Dag No. 57  
**On the East** : By R.S. Dag No. 95  
**On the South** : By R.S. Dag Nos. 96, 100 & 93  
**On the West** : By R.S. Dag No. 92 & 93

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Seventh Property and appurtenances and inheritances for access and user thereof.



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District of West 24 Parganas  
North 24 Parganas  
27 JAN 1988

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

Land classified as *sahi* (agricultural) measuring 1.4028 (one point four zero two eight) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land classified as *danga* (highland) measuring 2.1389 (two point one three eight nine) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land classified as *danga* (highland) measuring 0.1667 (zero point one six six seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land classified as *danga* (highland) measuring 1.3056 (one point three zero five six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** above

Land classified as *danga* (highland) measuring 0.5556 (zero point five five five six) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

Land classified as *danga* (highland) measuring 1.8194 (one point eight one nine four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** above



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Land classified as *soñ* (agricultural) measuring 0.5833 (zero point five eight three three) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** above

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)	Classification
Jirangacha	100	629	101	1.4028	Shali
Jirangacha	102	629	154	2.1389	Danga
Jirangacha	111	629	12	0.1667	Danga
Jirangacha	112	629	94	1.3056	Danga
Jirangacha	113	629	40	0.5556	Danga
Jirangacha	118	629	131	1.8194	Danga
Jirangacha	94	181	42	0.5833	Shali
<b>Total:</b>				<b>7.9723</b>	



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Registrar U/S 7 (2) of  
Registration 1908  
Bangalore, South-24 Mangalore

22 APR 2015

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**10. Execution and Delivery**

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. MANOSIE GHOSH  
40 MELAI GHOSH  
HABISALA  
K.L.C
2. Md. Jasin Ali  
Sp. Hakim Molla.  
Vill+po- Bangur.  
P.S- Kashipur



[Vendor]

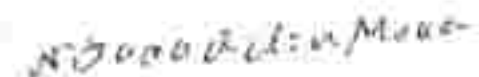
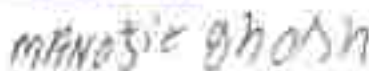
KVAL DEVELOPERS PRIVATE LIMITED



Director / Authorized Signatory

[Purchaser]

read over and explained in Bengali the true meaning and substance of this Deed of conveyance and the Receipt and Memo of consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.



[Confirming Party]

**Drafted by:**

Atangir Raza WB/1366/03

Advocate

Alipore Judges Court  
Kolkata-27



District Registrar-IV  
South 24 Parganas, West Bengal  
Registration 1006  
22 APR 2017

### Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.12,07,500/- (Rupees Twelve Lac Seven Thousand Five Hundred only)** towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No.930839	14.02.2022	Indian Overseas Bank	1,50,000/-
UTR No. SHINR52022042179515432	21.04.2022	State Bank of India	10,57,500/-
Total:			12,07,500/-

Witnesses:

1. MANOSIT KHAN

विक्रम शर्मा

2. M.D. Jagan AU

[Vendor]



District Sub-Registrar-IV  
Registrar (R/S 7 (2) of  
Registration Act)  
Alipore, South 24 Parganas

22 APR 2022

### Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,00,000/- (Rupees Five Lac only)** towards full and final payment of reimbursement of earnest money and nomination profit for nominating the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS No. IOBAM22017219703	17.01.2022	Indian Overseas Bank	5,00,000/-
<b>Total:</b>			<b>5,00,000/-</b>

Witnesses:

1. MANOSIT GHOSH

2. Md. Joun Ali

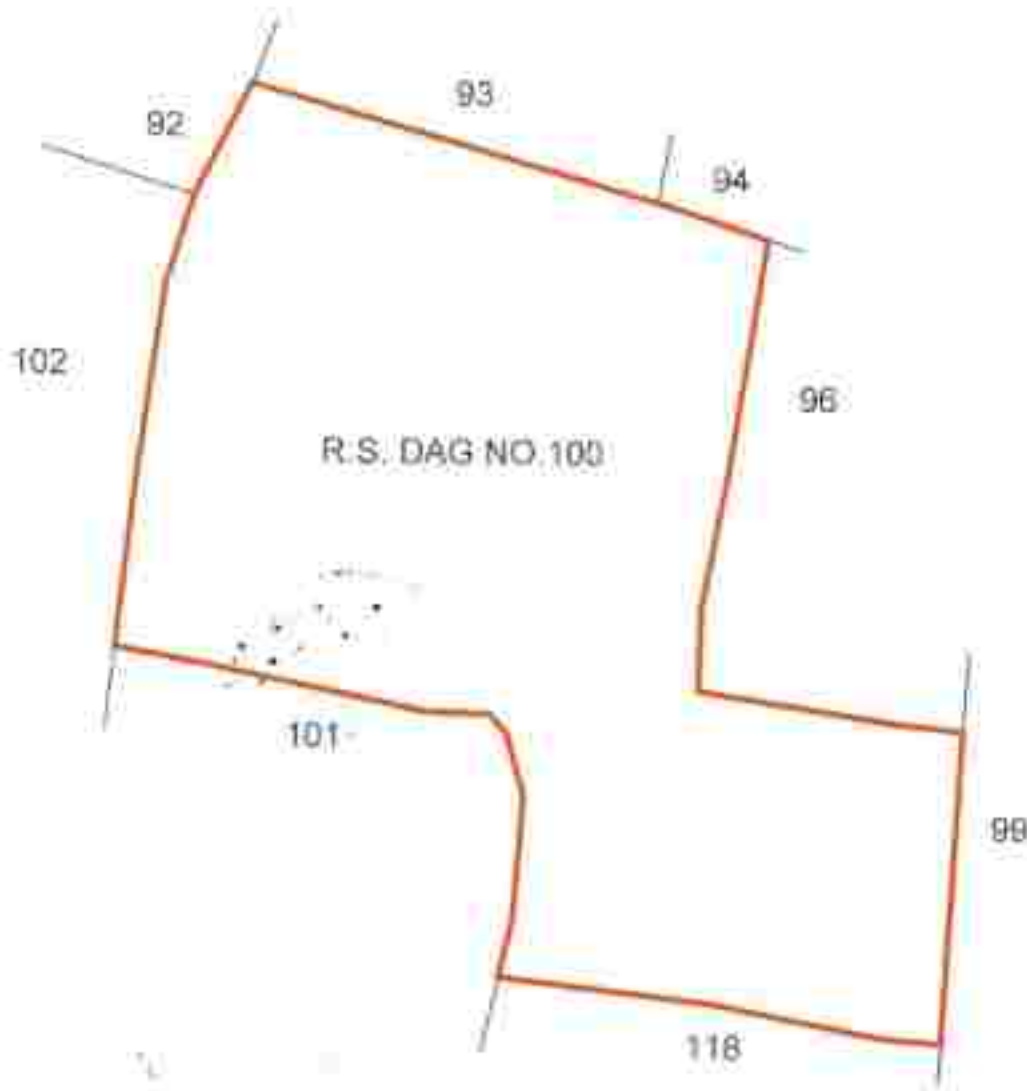
Nizamuddin Khan

[Confirming Party]



SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 100, R.S KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.4028 DEC. OUT OF 101 DEC.



निर्माण प्रमाणिका  
REAL DEVELOPERS PRIVATE LIMITED  
Ananta Choudhary  
Director / Authorized Signatory

विकासक

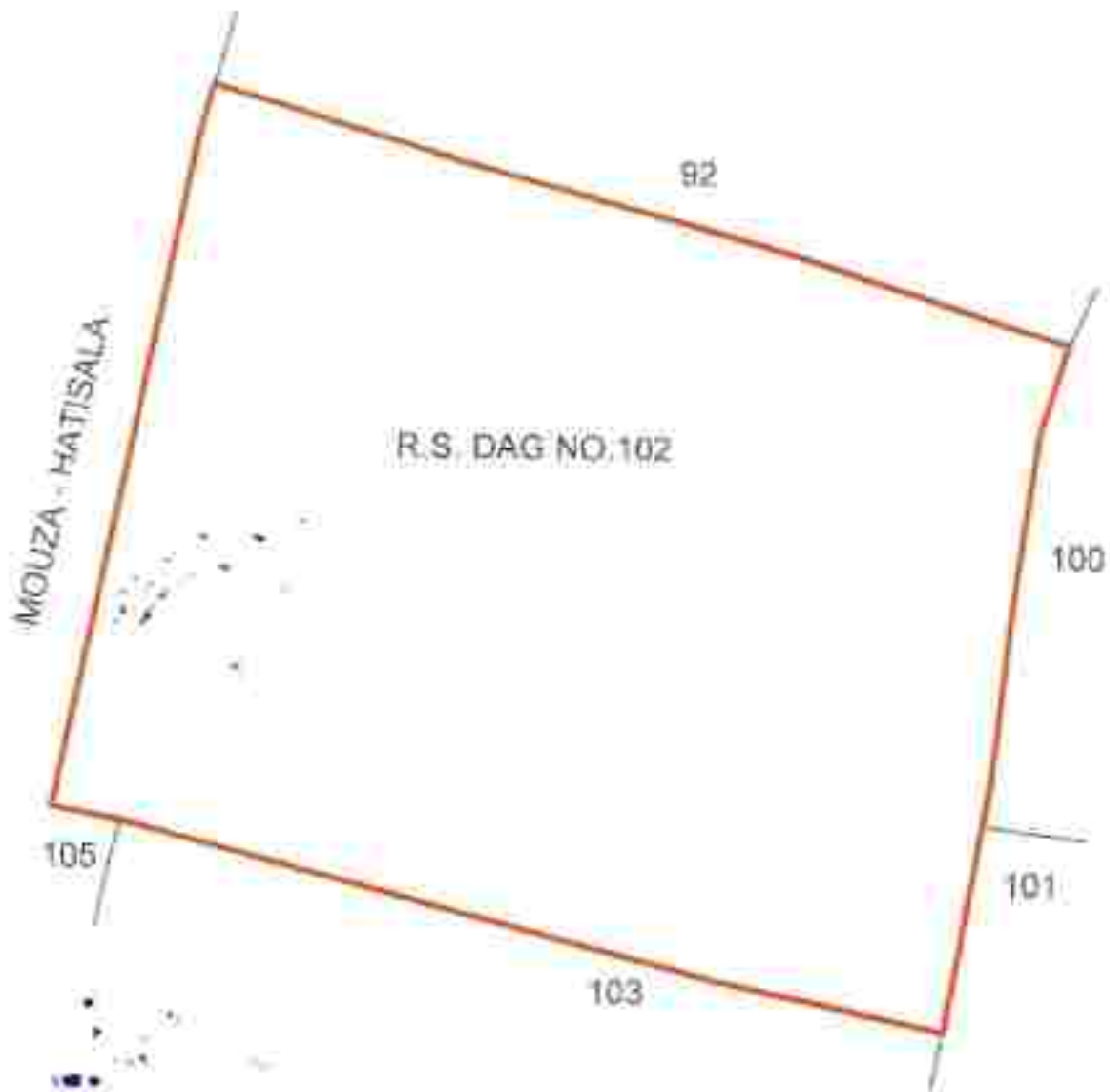


District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act  
Alipour, South 24 Parganas

29 JAN 2022

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 102, R.S. KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST. SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 2.1389 DEC. OUT OF 154 DEC.



Handwritten text in Odia script: ମାଟିସାଲା ଗ୍ରାମ ପଞ୍ଚାୟତ

Handwritten signature in Odia script: ନିର୍ମାଣଶାସ୍ତ୍ର

SOIL DEVELOPERS PRIVATE LIMITED

Signature of Ananta Chandra

Director (Architect) Odisha

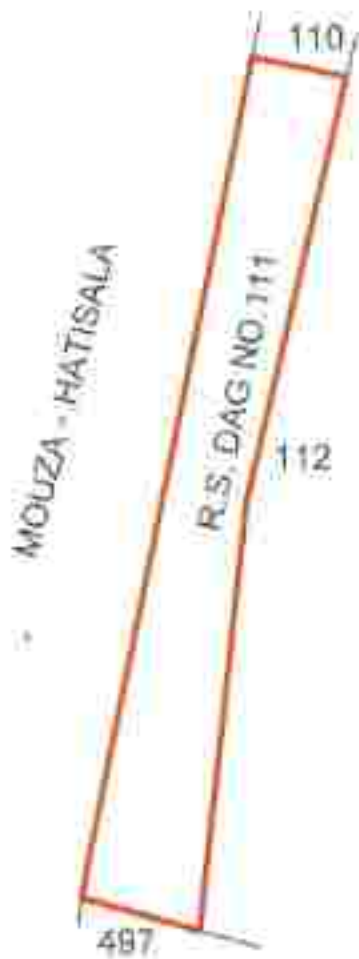


District Sub-Registrar-IY  
Registrar U/S 7 (2)  
Registration 1998  
Aligarh, Uttar Pradesh

22 APR 2005

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO. 25 UNDER PART OF R.S. DAG NO. - 111, R.S. KHATIAN NO. 529, P.S. - KASHIPUR (FORMERLY BHANGAR), DIST. SOUTH 24 PGS. UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.1667 DEC. OUT OF 12 DEC.



*Wijandur die Moze*

*Handwritten signature in Odia script.*

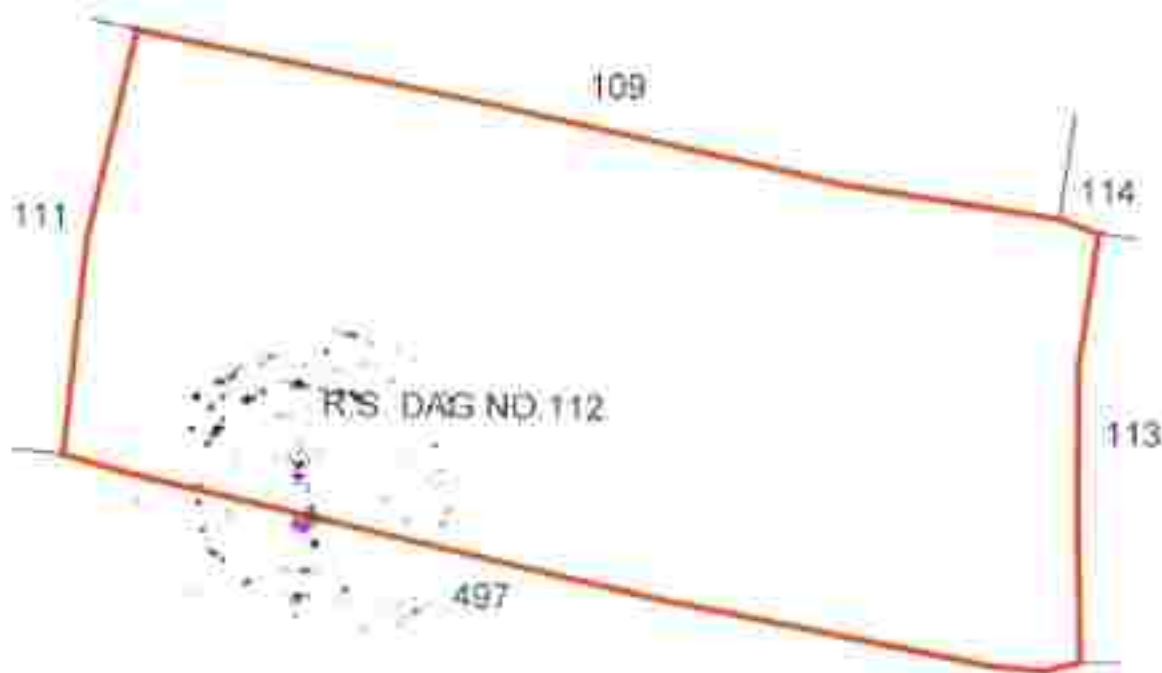
EVAC DEVELOPERS PRIVATE LIMITED  
**Ananta Ghosh**  
Director / Authorized Signatory



District Sub-Registrar-IV  
Bangalore, South 24 of  
Registration 1806  
Bangalore, South 24  
22 APR

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S.  
DAG NO. - 112, R.S.KHATIAN NO: 629, P.S. -KASHIPUR (FORMERLY BHANGAR),  
DIST- SOUTH 24 PGS. UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1 3056 DEC. OUT OF 94 DEC.



*Nizamuddin Khan*

*নামিউদ্দিন খান*

REAL DEVELOPERS PRIVATE LIMITED

*Ananta Ghosh*

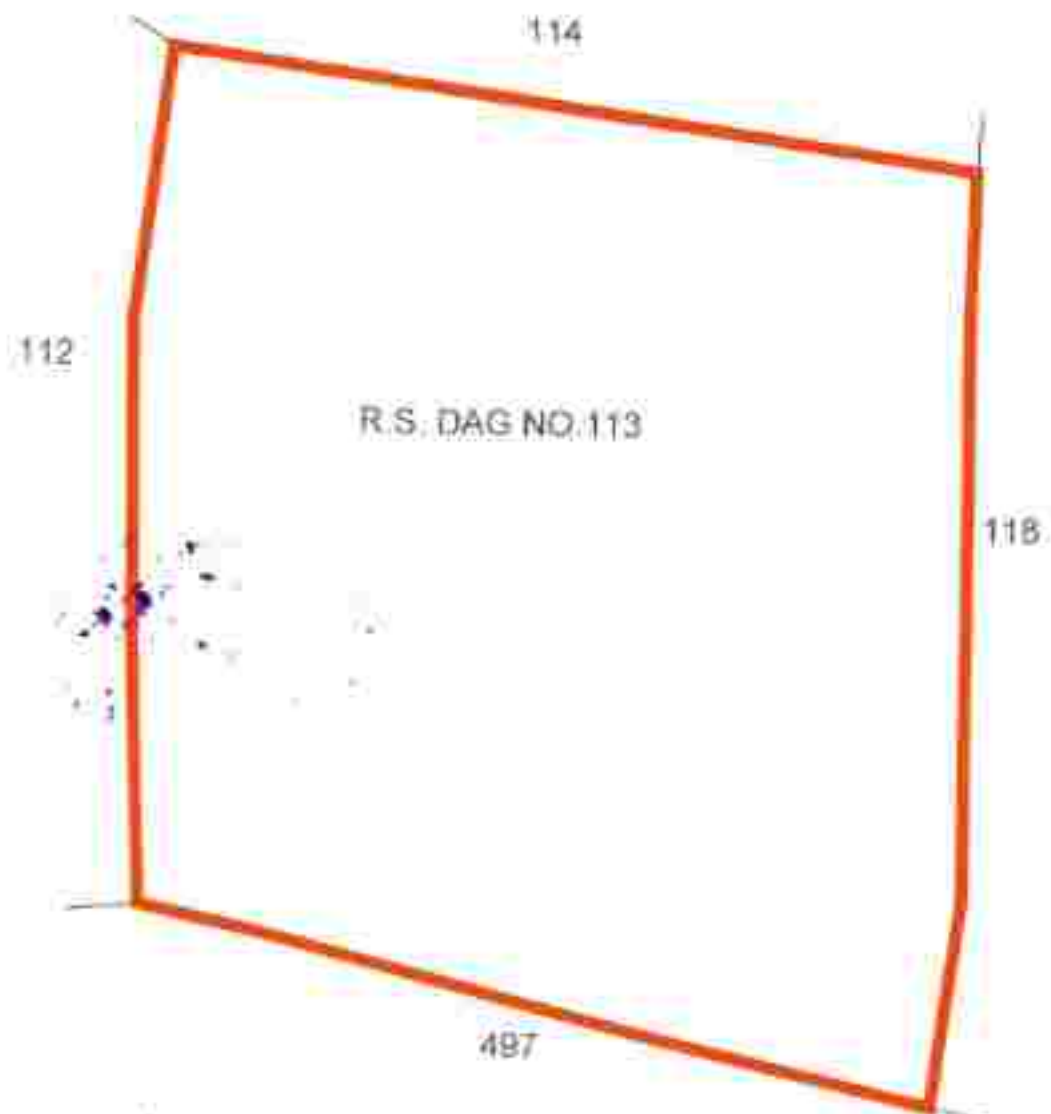
Director / Authorized Signatory



District of Columbia  
Registrar of Motor Vehicles  
1900  
Alouha, Boulah de Perpetua

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 113, R.S.KHATIAN NO. 629, P.S. -KASHIPUR (FORMERLY BHANGAR), DIST. SOUTH 24 PGS. UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 0.5558 DEC. OUT OF 40 DEC.



निर्धारित क्षेत्र

Amrita Ghosh  
Director / Authorized Signatory

निर्धारित क्षेत्र

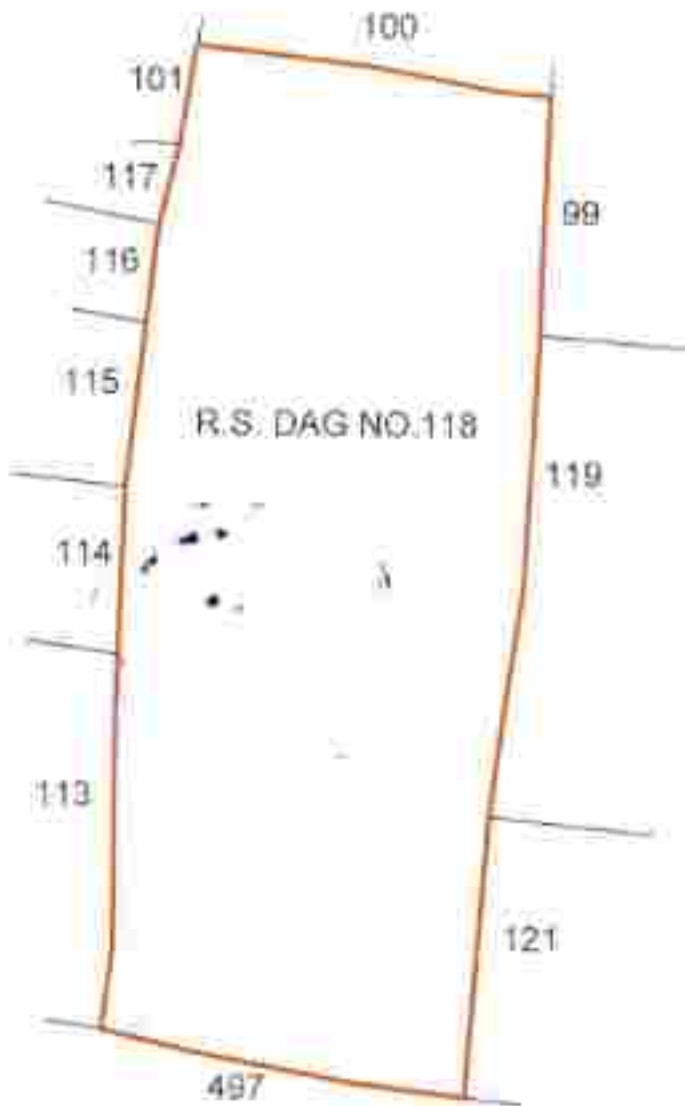


27 APR 1908

27 APR 1908

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO. 25 UNDER PART OF R.S. DAG NO. - 118, R.S. KHATIAN NO. 629, P.S. - KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET.

AREA = UNDIVIDED 1.5194 DEC. OUT OF 131 DEC.



Nizamuddin Khan

ANALYST & SURVEYOR  
Ananta Ghosh  
District Engineer's Office

~~Handwritten signature/initials~~



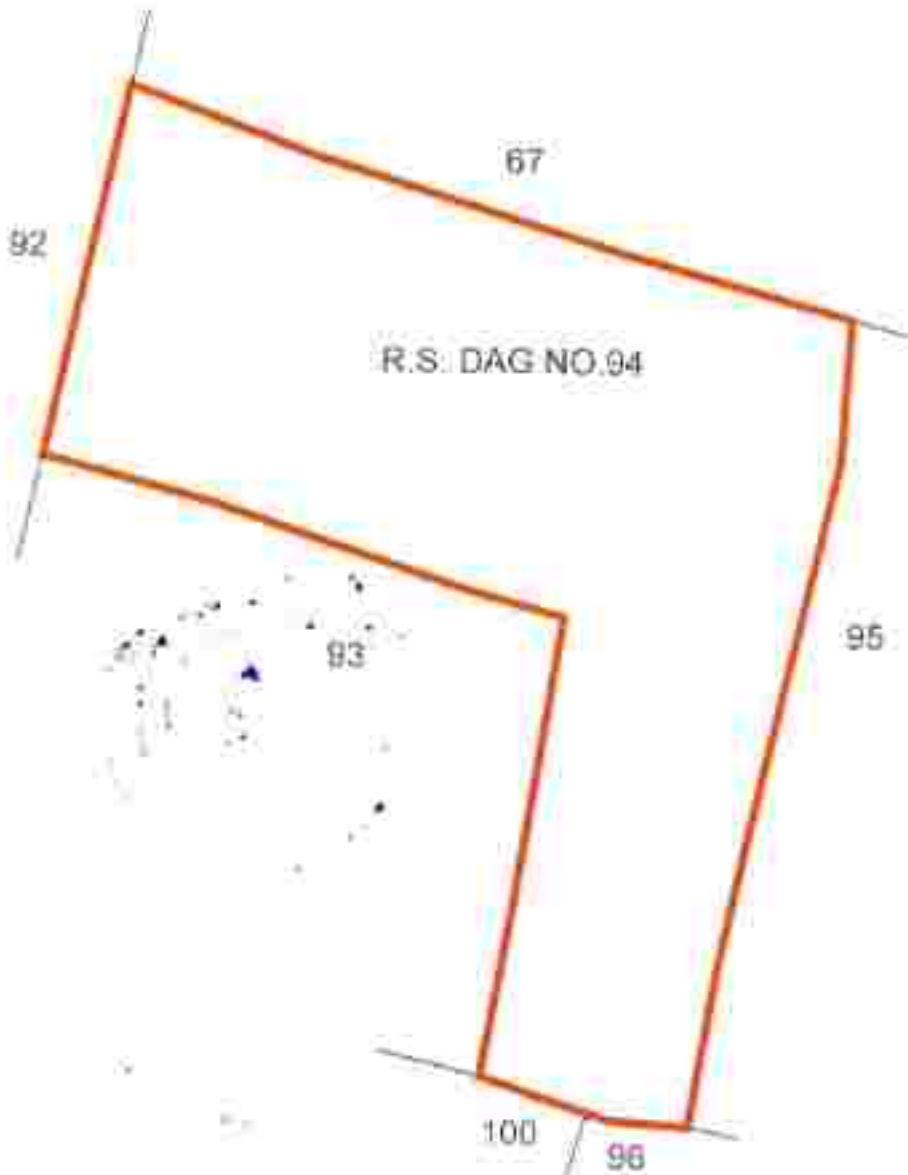
District Sub-Registrar's  
Registrar U/S 7 (2) of  
Registration 1906  
Bangalore, South 24 Parganas

22 APR 2021

12 12 12

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 94, R.S. KHATIAN NO. 181, P.S. - KASHIPUR (FORMERLY BHANGAR), DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET.

AREA = UNDIVIDED 0.5833 DEC OUT OF 42 DEC



*Nisamuddin Molla*

*নসিম উদ্দিন মোল্লা*

REAL DEVELOPERS PRIVATE LIMITED

*Anwarul Ghas*






























Director / Authorized Signatory



District Sub-Registrar (V)  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

22 APR 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Ananta Ghosh</i>								
		<b>Little      Ring      Middle      Fore      Thumb</b>							
		<b>(Left Hand)</b>							
					<b>Thumb      Fore      Middle      Ring      Little</b>				
					<b>(Right Hand)</b>				
						<i>21/2/2020</i>			
<b>Little      Ring      Middle      Fore      Thumb</b>									
<b>(Left Hand)</b>									
					<b>Thumb      Fore      Middle      Ring      Little</b>				
					<b>(Right Hand)</b>				
						<i>21/02/2020</i>			
<b>Little      Ring      Middle      Fore      Thumb</b>									
<b>(Left Hand)</b>									
					<b>Thumb      Fore      Middle      Ring      Little</b>				
					<b>(Right Hand)</b>				



District Sub-Registrar  
Alipore, South 24 Parganas  
Registration 1908  
27/11/20

Sun

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



प्रमाणित संख्या संख्या कार्ड  
Panama's Account Number Card

DUVPG9658G



नाम / Name  
NAMITA GHOSH

पिता का नाम / Father's Name  
LALIT GHOSH

जन्म की तिथि / Date of Birth  
05/12/1981

नमिता घोष

6421168

नाम / Signature

नमिता घोष

nday

*If card is lost / found, kindly inform / return to...*

Income Tax PAN Services Unit, LTITSI

Plot No. 2, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

*For card details/lost or found inform at/return to:*

Income Tax PAN Services Unit, LTITSI,

Plot No. 2, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

Aaykar Sampark Kendras

For Income Tax Related

Queries call Toll Free Nos.

1961

or

18001601961

September 2019

7



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

Registration No. 11 / Enrollment No. 1111-5778543350

To  
 Name: **নাম**  
 Name: **নাম**  
 Address  
 Address  
 City/Town  
 H.No. North 24 Parganas  
 West Bengal 743423

1023531400



ML523531009FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5272 6150 6601**

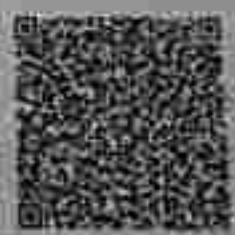
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



নাম / Name  
**কামিলা গোস্বামী**  
 Kamila Ghosh  
 পিতা : পপিত গোস্বামী  
 Father : Lail Ghosh  
 জন্ম তারিখ / DOB : 05/12/1961  
 লিঙ্গ / Female



**5272 6150 6601**

আধার - সাধারণ মানুষের অধিকার

কামিলা গোস্বামী



5272 6150 6601

UIDAI  
 Unique Identification Authority of India  
 Address:   
 Plot No. 28, Sector 10, Connaught Place, New Delhi 110028  
 Bangalore, 743425



UIDAI  
 Unique Identification Authority of India

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

UIDAI  
 Unique Identification Authority of India



आयकर विभाग      मानस सरकार  
INCOME TAX DEPARTMENT      GOVT. OF INDIA  
RYAL DEVELOPERS PRIVATE LIMITED



22/12/1995  
Particulars of Receipts

AAB013070E

RYAL DEVELOPERS PRIVATE LIMITED  
*Anur to Ghosh*  
Director / Authorized Signatory



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 AMRITA GHOSH  
 BIPLOB GHOSH  
 2008/1991  
 BLRPG0079F  
 भारत सरकार  
 GOVT. OF INDIA



भारत सरकार  
 Government of India



नाम : अमिता घोष  
 Amrita Ghosh  
 पिता : बिप्लव घोष  
 Father : Biplob Ghosh  
 आधार-1008 20081991  
 लिंग / Male  
 2744 4498 2164



भारत सरकार  
 Unique Identification Authority of India

पता : अमिता घोष  
 बेलिचण्डी, गोजरान, उत्तर  
 पश्चिम बंगाल, पिन कोड 743301

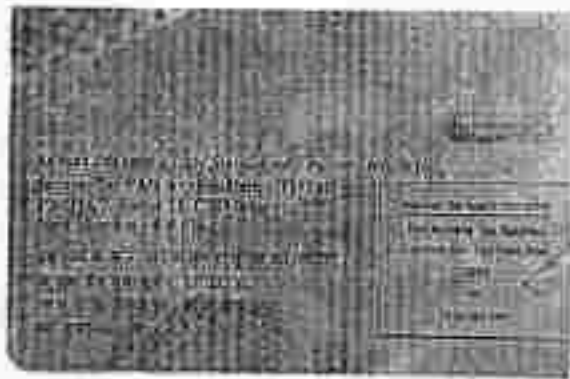
Address: S/O: Biplob Ghosh,  
 BELIACHANDI, Gocharan,  
 South 24 Parganas,  
 Gocharan, West Bengal,  
 743301

2744 4498 2164

Amrita Ghosh

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राष्ट्रीय विपणन अधिकांश अधिकार

भारत सरकार  
Ministry of Consumer Affairs, Government of India  
Government of India

आधार संख्या: 4016 2375 5842

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आधार संख्या: 4016 2375 5842



आपका आधार संख्या / Your Aadhaar No.

4016 2375 5842

मेरा आधार, मेरी पहचान



आधार संख्या: 4016 2375 5842



4016 2375 5842

मेरा आधार, मेरी पहचान

*Nisurudohi, Moha*

*28/12/2016, Moha*

*Nisurudohi, Moha*





# IDENTITY CARD

## ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE - CIVIL - 2475-9335/7330, CRIMINAL - 2475-1477



Card No. **IC/896**

Name **ALAMGIR REZA** Advocate

Father's/Husband's name **Jahangir Reza**

Address **28/1, Judges Court Road**

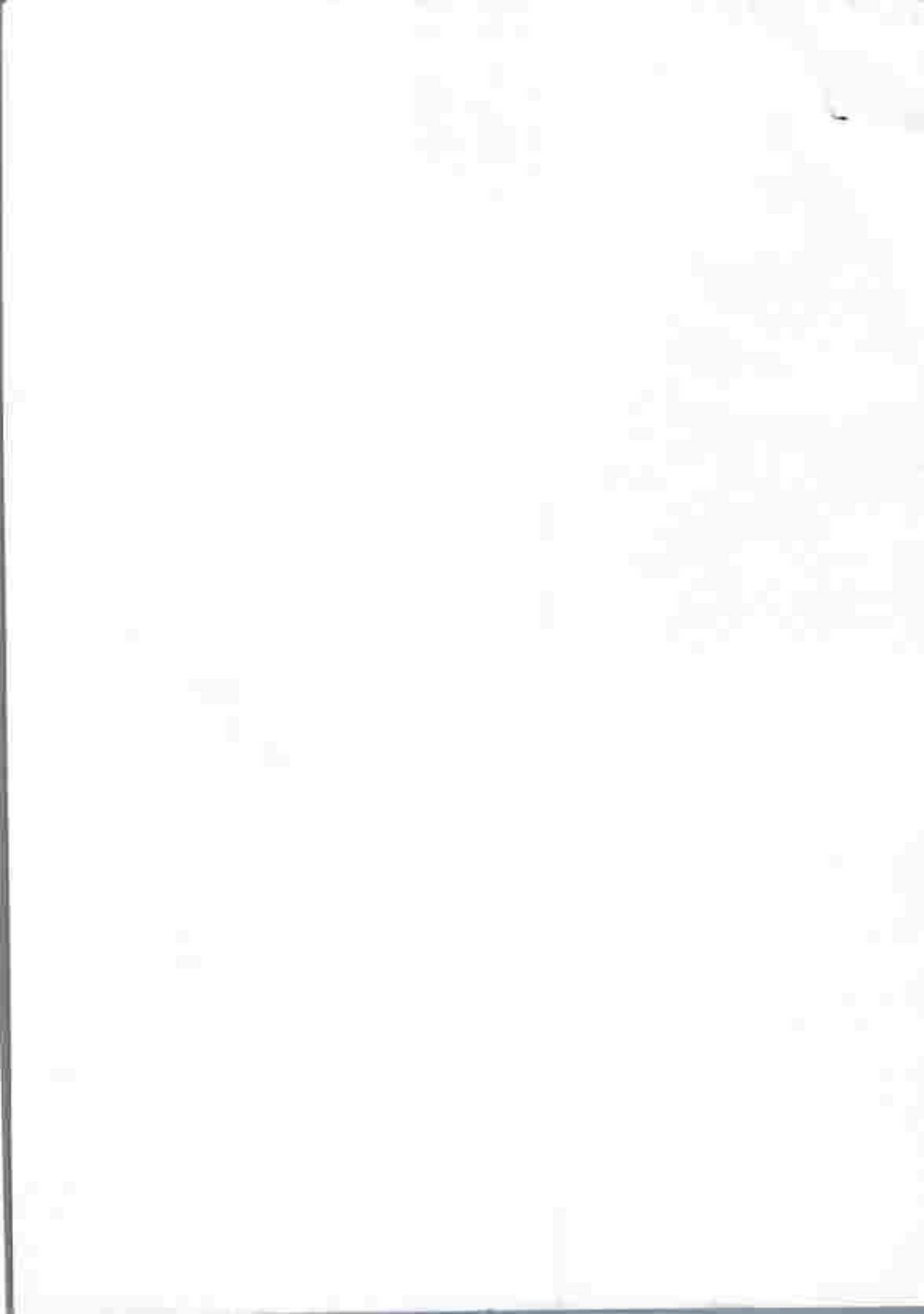
**Kolkata-700 027**

Ph. No **98319 60557**

W.B. Bar Council Enrolment No. **F-1194 / 03**

*[Signature]*  
SECRETARY

*Alamgir Reza Adv*  
*22.02.22*





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No./Year	2001118388/2022	Office where deed will be registered
Query Date	11/04/2022 12:54:07 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana - Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700025. Mobile No. 9330394585. Status :Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value:	Market Value	
Rs. 17,07,500/-	Rs. 17,07,500/-	
Total Stamp Duty Payable(60)	Total Registration Fee Payable	
Rs. 51,248/- (Article 23)	Rs. 22,088/- (Article A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Use Proposed	RQR	Area of Land	SetForth Value. (In Rs.)	Market Value. (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	1.4028 Dec	3,00,450/-	3,00,450/-	
L2	RS-102	RS-629	Bastu	Danga	2.1389 Dec	4,58,107/-	4,58,107/-	
L3	RS-111	RS-629	Bastu	Danga	0.1657 Dec	35,704/-	35,704/-	
L4	RS-112	RS-629	Bastu	Danga	1.3056 Dec	2,79,632/-	2,79,632/-	
L5	RS-113	RS-629	Bastu	Danga	0.5558 Dec	1,18,998/-	1,18,998/-	
L6	RS-118	RS-629	Bastu	Danga	1.8194 Dec	3,89,677/-	3,89,677/-	
L7	RS-04	RS-181	Bastu	Shali	0.5833 Dec	1,24,932/-	1,24,932/-	
		<b>TOTAL :</b>			<b>7.9723Dec</b>	<b>17,07,500 /-</b>	<b>17,07,500 /-</b>	
		<b>Grand Total :</b>			<b>7.9723Dec</b>	<b>17,07,500 /-</b>	<b>17,07,500 /-</b>	



Query No: 2001118388 of 2022, Printed On: Apr 13 2022, 1:11PM, Generated from: wbrg/rtb/rtb/rtb/gov.in



**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<b>NAMITA GHOSH</b> Daughter of Late Lalit Mohan Ghosh, Andulia, Chowrasta, Haroa, City:-, P.O:- Chowrasta, P.S:-Haroa, District-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. DUxxxxxx8G, Aadhaar No.: 52xxxxxxx6801, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	<b>NIJAM UDDIN MOLLA</b> Son of Abdul Jalil Molla, Kabilidanga, Village:- Kabilidanga, P.O:- Bamunia, P.S:-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No. CQxxxxxx3G, Aadhaar No. 40xxxxxxx5842, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<b>KYAL DEVELOPERS PRIVATE LIMITED ( Private Limited Company )</b> 122/1R, Satyendra Nath Majumdar Sarani, 4th Floor, City:-, P.O:- Kalighat, P.S:-Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI/Status Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	<b>AMRITA GHOSH</b> Son of Biplob Ghosh Bellachandi, Gocharan, City:-, P.O:- Bellachandi, P.S:- Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743291 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. BLxxxxxx9F, Aadhaar No : 27xxxxxxx2154	KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

Name & address
<b>ALAMGIR REZA</b> Son of Jahangir Reza 26/1, Judges Court Road, City:-, P.O:- Alipore, P.S:-Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of India, Identifier Of NAMITA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA



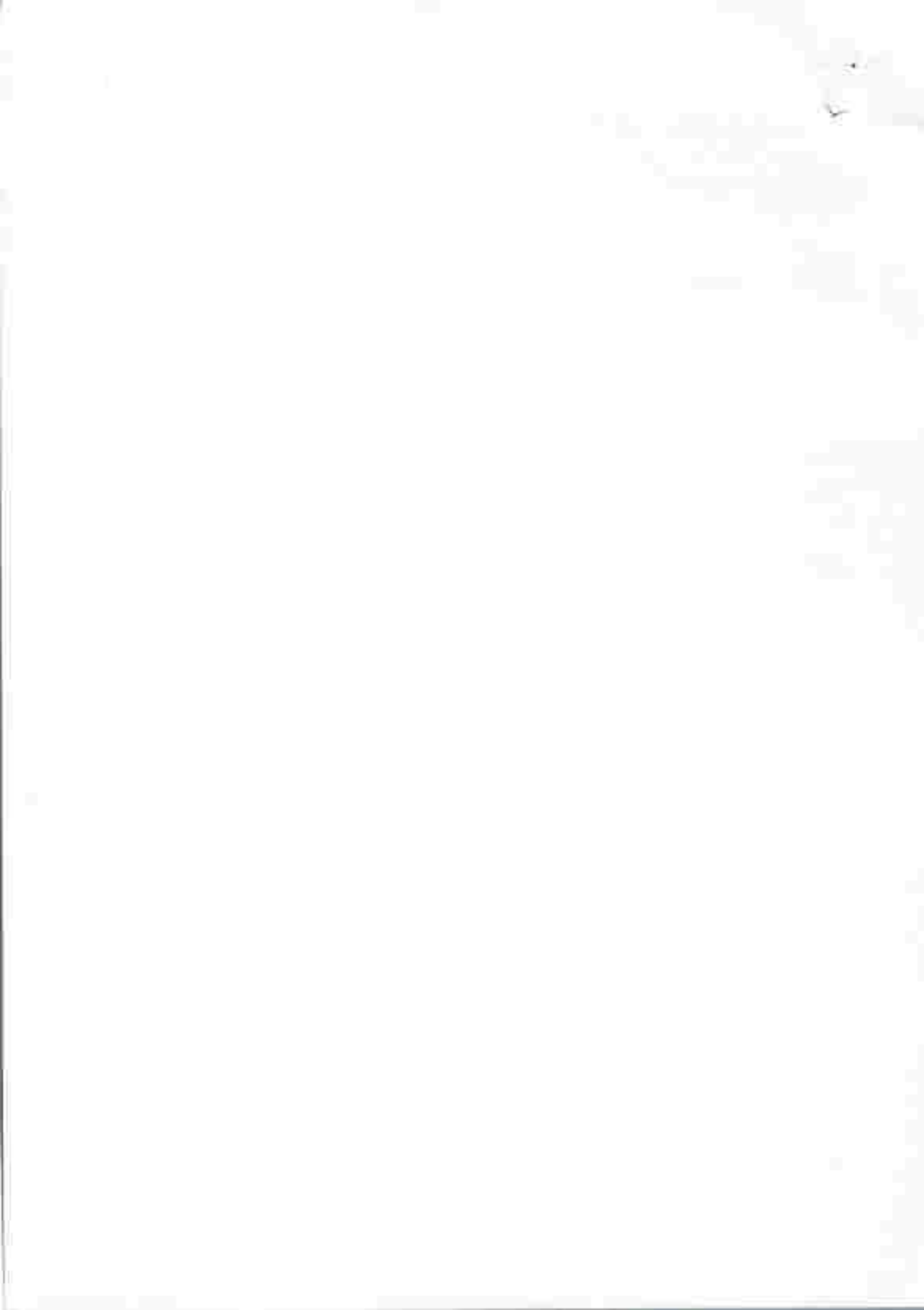


Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.7014 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.7014 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.06945 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.06945 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.08335 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.08335 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.6528 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.6528 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.2775 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.2775 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9097 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.9097 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.29165 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.29165 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-05-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 11-05-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty), only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.





7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This e-Assessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230007531711 Payment Mode: Online Payment  
GRN Date: 13/04/2022 15:32:06 Bank/Gateway: Indian Overseas Bank  
BRN : 202204130632389 BRN Date: 13/04/2022 15:04:14  
Payment Status: Successful Payment Ref. No: 2001118388/2/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: KYAL DEVELOPERS PVT LTD  
Address: 122/1R SATYENDRA NATH MAJUMDER SARANI, KOLKATA - 700  
026  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2001118388  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2001118388/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1.	2001118388/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	51246
2.	2001118388/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	22089
			<b>Total</b>	<b>73335</b>

IN WORDS: SEVENTY THREE THOUSAND THREE HUNDRED THIRTY FIVE ONLY.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001110388/2022

I, Signature of the Person(s) admitting the Execution at Private Residence:

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NAMITA GHOSH Achua, Chowfata, Haroa, City:- P.O - Chowfata, P.S:- Haroa, District-North 24- Parganas, West Bengal, India, PIN - 743425	Seller			 22/04/22
2	AMRITA GHOSH Belachand, Gochwan, City- P.O - Belachand, P.S:- Joynagar, District -South 24-Parganas, West Bengal, India, PIN:- 743581	Representative of Buyer (KYAL DEVELOP ERS PRIVATE LIMITED)			 22/04/22
3	NIJAM UDDIN MOLLA Kabidanga Village - Kabidanga, P.O - Bansunia, P.S -Bhangar, District-South 24- Parganas, West Bengal, India, PIN - 743502	Seller			 22/04/22



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City- P.O.- Alipore, P.S.-Alipore, District-South 24- Parganas, West Bengal, India, PIN- 700027	NAMITA GHOSH, AMRITA GHOSH, NUJAM UDDIN MOLLA			<i>Alamgir Reza 25.05.22</i>



(Anupam Holder)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



### Major Information of the Deed

Deed No :	I-1604-04187/2022	Date of Registration	25/04/2022
Query No / Year	1604-2001118388/2022	Office where deed is registered	
Query Date	11/04/2022 12:54:07 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status Seller/Executant		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2), [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Sol Forth value	Market Value		
Rs. 17,07,500/-	Rs. 17,07,500/-		
Stamp duty Paid(5D)	Registration Fee Paid		
Rs. 51,346/- (Article 23)	Rs. 22,121/- (Article:A(1), E.)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S - Kashipur, Gram Panchayat: BHADAWANPUR, Mouza: Jirangacha, J No: 25, Pin Code : 743502

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SolForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	1.4028 Dec	3,00,450/-	3,00,450/-	
L2	RS-102	RS-629	Bastu	Danga	2.1380 Dec	4,58,107/-	4,58,107/-	
L3	RS-111	RS-629	Bastu	Danga	0.1667 Dec	35,704/-	35,704/-	
L4	RS-112	RS-629	Bastu	Danga	1.3056 Dec	2,79,632/-	2,79,632/-	
L5	RS-113	RS-629	Bastu	Danga	0.6556 Dec	1,18,998/-	1,18,998/-	
L6	RS-118	RS-629	Bastu	Danga	1.6104 Dec	3,69,677/-	3,69,677/-	
L7	RS-94	RS-181	Bastu	Shali	0.6833 Dec	1,24,932/-	1,24,932/-	
		<b>TOTAL :</b>			<b>7.9723Dec</b>	<b>17,07,500 /-</b>	<b>17,07,500 /-</b>	
		<b>Grand Total :</b>			<b>7.9723Dec</b>	<b>17,07,500 /-</b>	<b>17,07,500 /-</b>	

100

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**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>NAMITA GHOSH</b>            Daughter of Late Lalit Mohan Ghosh Andulia, Chowhata,Haroa, City:- , P.O.- Chowhata, P.S.-Haroa, District:- North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DUxxxxxx8G, Aadhaar No: 52xxxxxxx6501, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022            . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022            . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence</p>
2	<p><b>NIJAM UDDIN MOLLA</b>            Son of Abdul Jallil Molla Kabilidanga, Villager:- Kabilidanga, P.O.-Bamunia, P.S:-Bhangar, District-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CCbxxxxx3Q, Aadhaar No: 40xxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022            . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022            . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>KYAL DEVELOPERS PRIVATE LIMITED</b>            122PR, Satyendra Nath Majumdar Sareni, 4th Floor, City:- , P.O.- Kalighat, P.S.-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>AMRITA GHOSH (Presentant )</b>            Son of Biplob Ghosh Bellachandi, Gocharan, City:- , P.O.- Bellachandi, P.S:-Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: BLxxxxxx9F, Aadhaar No: 27xxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>ALAMGIR REZA</b>            Son of Jahangir Reza            28/1, Judges Court Road, City:- , P.O.- Alipore, P.S.-Alipore, District-South 24-Parganas, West Bengal, India, PIN-700027</p>			
Identifier Of NAMITA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA			



**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.7014 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.7014 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-1.06945 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-1.06945 Dec

**Transfer of property for L3**

Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.08335 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.08335 Dec

**Transfer of property for L4**

Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.6528 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.6528 Dec

**Transfer of property for L5**

Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.2778 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.2778 Dec

**Transfer of property for L6**

Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.9097 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.9097 Dec

**Transfer of property for L7**

Sl.No	From	To, with area (Name-Area)
1	NAMITA GHOSH	KYAL DEVELOPERS PRIVATE LIMITED-0.29185 Dec
2	NIJAM UDDIN MOLLA	KYAL DEVELOPERS PRIVATE LIMITED-0.29185 Dec

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On 21-04-2022

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,07,500/-

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 22-04-2022

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:35 hrs on 22-04-2022, at the Private residence by AMRITA GHOSH.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 22/04/2022 by 1. NAMITA GHOSH, Daughter of Late Lalit Mohan Ghosh, Andulia, Chowhata, Haroa, P.O: Chowhata, Thana: Haroa, North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Hindu, by Profession House wife, 2. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, Kabilidanga, P.O: Bamunia, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Identified by ALAMGIR REZA, Son of Jahangir Reza, 28/1, Road: Judges Court Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 22-04-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Sabyendra Nath Majumdar Sarani, 4th Floor, City-, P.O:- Kalighat, P.S:- Tollygunga, District-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by ALAMGIR REZA, Son of Jahangir Reza, 28/1, Road: Judges Court Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 25-04-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 25 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 22,121/- ( A(1) = Rs 17,075/- ,B = Rs 5,000/- , E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 22,089/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/04/2022 3:33PM with Govt. Ref No: 192022230007531711 on 13-04-2022, Amount Rs: 22,089/-, Bank  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202204130632389 on 13-04-2022, Head of Account 0030-03-104-001



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 51,246/- and Stamp Duty paid by Stamp Rs. 100/- by online = Rs. 51,246/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 29252, Amount: Rs.100/-, Date of Purchase: 26/10/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/04/2022 3:33PM with Govt. Ref. No: 192022230007531711 on 13-04-2022, Amount Rs: 51,246/-, Bank  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202204130632989 on 13-04-2022, Head of Account 0030-02-103-002  
-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 144500 to 144537  
being No 160404187 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.04.25 13:07:24 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/04/25 01:07:24 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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